

City of Glendale




HOUSING ELEMENT

of the General Plan

Planning Division
May 2000

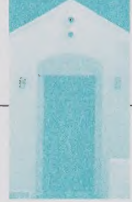
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RESOLUTION NO. 00-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA,
AMENDING THE HOUSING ELEMENT OF THE GENERAL PLAN
(GENERAL PLAN AMENDMENT NO. 2000-1)

WHEREAS, the Council has conducted a noticed public hearing pursuant to the provisions of Section 2.68.130 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and,

WHEREAS, the Council has received and accepted proposed General Plan Amendment No. 2000-1 as it relates to replacing the current Housing Element with the new 1998-2005 Housing Element; and,

WHEREAS, the Council has adopted a resolution certifying that Negative Declaration No. 2000-01 has been prepared pursuant to the California Environmental Quality Act for the Draft Revised 1998-2005 Housing Element; and,

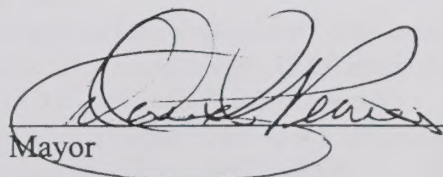
WHEREAS, the Council has reviewed and considered all materials and exhibits of current record relative to General Plan Amendment No. 2000-1; and,

WHEREAS, the Planning Commission of the City of Glendale held a noticed public hearing on the Draft Revised 1998-2005 Housing Element; and,

WHEREAS, the Council has found the subject General Plan Amendment to promote and protect the public health, safety, comfort, convenience and general welfare of the affected properties, the surrounding neighborhoods, and the community as a whole;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE, that General Plan Amendment No. 2000-1 is hereby approved and adopted as revised, and the 1998-2005 Housing Element shall be made a part of the City's Comprehensive General Plan.

This resolution shall become effective 30 days after the date of adoption.



Mayor



HOUSING ELEMENT UPDATE

JANUARY 1, 1998 - JUNE 30, 2005

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INTRODUCTION

The economic and demographic landscape of Southern California has changed significantly since 1990. Economic recession, steady population growth, increasing ethnic diversity, loss of easily developed land, increasing urban sprawl and increasing scarcity of affordable housing have all had major impacts on the quality of life for residents of Southern California. Glendale experienced the same forces of change as the rest of the region. Providing adequate housing, especially affordable housing, for all income groups is very difficult in this environment.

The purpose of this Housing Element revision is to identify the City's existing and projected housing needs and to establish goals and policies to guide City officials in daily decision making in addressing these needs. The goal of providing decent, safe, sanitary and affordable housing to current and future residents of the City is a primary focus of the Element. The Element also emphasizes specific target groups requiring the most urgent attention in the City, such as the elderly, lower income households and the homeless. The Housing Element serves as a policy guideline for addressing defined issues which may arise in meeting the housing needs of the community.

The following Vision Statement has been developed in order to guide the direction of the document:

Housing in Glendale shall meet the needs of all segments of the community while preserving quality of life and neighborhood identity in the context of our regional housing obligations and established policies.

1.1 STATE POLICY AND AUTHORIZATION

The State of California's primary housing goal is the attainment of decent housing and a suitable living environment for every Californian. To implement this goal requires cooperative participation between the government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Counties and cities have the responsibility to prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goals. Section 65302 of California's Government Code specifies the required components of the Gen-

eral Plan. Section 65583 lists the required contents of the Housing Element.

State law requires Housing Elements to be updated at least every five years to reflect the community's changing housing needs. Glendale's Housing Element was originally adopted in 1975, amended in 1978, supplemented in 1981, updated in 1984 and 1989, and amended again in 1992. The State of California establishes the deadlines for updating the Housing Element. The deadline has been extended by the State Legislature several times during the 1990's. The City has prepared the following updated Housing Element in compliance with the State-mandated deadline of July 1, 2000 for jurisdictions within the Southern California Association of Governments (SCAG) region. This update covers the period of January 1, 1998, to June 30, 2005.

1.2 ORGANIZATION OF THE HOUSING ELEMENT

The City of Glendale Housing Element is comprised of the following major components:

- Chapter 1--Introduction;
- Chapter 2--Goals, Policies and The 7-Year Housing Plan;
- Chapter 3--Review of Goals and Policies from the Previous Element;
- Chapter 4--Housing Needs Assessment. Discusses existing and projected housing needs, needs of special groups, and housing unit characteristics;
- Chapter 5--Resource Inventory. Lists both land and financial resources available to meet housing needs;
- Chapter 6--Constraints on Housing, including both governmental and nongovernmental constraints.

1.3 PUBLIC PARTICIPATION

A Consolidated Housing Advisory Committee was formed to provide community input on the major housing issues facing the City and to assist in refining the goals and policies for the Housing Element as well as four other housing plans prepared concurrently by the City's Community Development and Housing Division. These other plans included the Housing Authority's Five Year Affordable Housing Strategy, the Federal Consolidated Plan, the Public Housing Agency Plan, and the Redevelopment Implementation Plan. The Committee represented a broad range of community interests and included local residents, local residential developers and realtors, and representation from the Greater Glendale Council on Aging, the Home Ownership Committee, finan-

cial service providers, the Homeless Coalition, and the Glendale Chamber of Commerce.

Public participation will also be provided in the form of public hearings by the Planning Commission and City Council. The public will also be invited to attend joint study sessions attended by the City Council, Redevelopment Agency and Housing Authority. The public will have the opportunity to comment on the environmental review process and documentation at the Environmental and Planning Board meeting and through required public notice procedures.

1.4 SOURCES OF INFORMATION

Several sources of information provided insights into recent demographic and housing trends that have taken place within the City. The 1980 and 1990 Census data were used. Current housing unit data were obtained from the State Department of Finance, SCAG, and from City records and reports. Several social service agencies provided data about special needs groups. The 1999 Continuum of Care Narrative, prepared by the Glendale Homeless Coalition, provided important information about homelessness. Data were also obtained from the 1995 Consolidated Plan and the Comprehensive Housing Affordability Strategy for Fiscal Years 1994-1998. Other City documents utilized include the Greater Downtown Strategic Plan, the City of Glendale Strategic Plan, the other elements of the General Plan and Glendale's Municipal Code.

Preparation of the five different housing plans for the City was undertaken in coordination with staff from both the Planning and Community Development and Housing Divisions.

1.5 SUMMARY OF MAJOR FINDINGS

The following is a summary of the major findings that emerged as a result of the research and analysis conducted for the Housing Element Update. The goal, highlighted in bold, corresponds to the goals set forth in Chapter 2.

1. A city with a wide range of housing types to meet the needs of current and future residents.

- Although the growth rate of the number of housing units slowed in the 1990's compared to that of the 1980's, the City is still struggling with the effects of the high growth from the earlier decade.
- The size of households continues to rise, reflecting a continued influx of larger families into the community.



- The median age of the population continues to drop, reflecting the increased number of children in Glendale.
- Overcrowding has increased significantly compared to the rates seen in the 1980's.
- The percent of the population in Glendale below the poverty level has increased compared to a decade ago.
- Many households continue to be burdened by "housing overpayment." The problem is especially acute for renters, where 48 percent are overpaying for housing.
- The proportion of lower income households has increased slightly in the past decade, with a far higher percentage of renters than owners in this category.
- The City has successfully promoted the creation of several affordable housing projects.

2. A city with high quality residential neighborhoods.

- Since more than 60 percent of the housing stock is over 30 years old, maintenance of housing will be necessary to prevent deterioration, preserve the affordability of these units and allows residents to stay in their homes.
- The City cites approximately 1,200 units annually for noncompliance with Glendale's Municipal Code, indicating an ongoing maintenance problem for many units.

3. A city with increased opportunities for home ownership.

- The City continues to have more renter-occupied housing units than owner-occupied.
- The high median price of homes in Glendale renders them unaffordable to most lower income households.
- The limited availability of land in the City will tend to increase housing costs.
- Development will predominately consist of scattered infill projects in the central and southern portions of the City rather than in large new single family subdivisions.
- The median price of for-sale housing in southern Glendale is less than half the price for the City as a whole.
- Unemployment continues to be low and job growth is predicted to be strong for the next several years.

4. A city with housing services that address groups with special needs.

- Many elderly residents are lower income households.
- Approximately 12 percent of the City's residents are disabled.
- Approximately 11 percent of the City's households are large families, and 5 percent are lower income households.
- Approximately 11 percent of the households are female-headed.

- It is estimated that approximately 1,300 residents have AIDS.
- Over 10,000 people in the City suffer from drug and/or alcohol addiction.
- Approximately 400 people are homeless in the City each night. 30 percent of these are families.
- The City has opened a shelter for the homeless and provides supportive services to enable clients to become self-supporting.

5. A city with equal housing opportunities for all persons.

- Due to the presence of a large number of ethnic groups in the City, the potential for housing discrimination exists.

6. A city with housing that is sensitive to environmental and social needs.

- The City has completed a large number of planning efforts in the past decade (the Greater Downtown Strategic Plan, the City Strategic Plan, the Home Ownership Task Force, the Hillside Development Program, the Single Family Neighborhood Analysis and Neighborhood Guidelines, and the Neighborhood Task Force) to establish comprehensive City policies to promote higher quality development, to promote environmental preservation, and to plan adequately for the City's future.
- Since Glendale is for the most part a fully built-out City with few remaining developable parcels, new projects are likely to either be in hillside areas or in existing neighborhoods as infill. Such projects will have to conform to existing zoning standards as well as be sensitive to the environment and to the particular characteristics of the project area in order to minimize environmental and societal impacts.



GOALS, POLICIES AND THE SEVEN-YEAR HOUSING PLAN

2.1 GOALS AND POLICIES

The California Government Code requires that Housing Elements address the following topics:

- Identification of Adequate Sites for Housing
- Assistance in the Development of Housing for Low and Moderate Income Households
- Removal and/or Mitigation of Governmental Constraints
- Conservation and Improvement of the Existing Affordable Housing Stock
- Promotion of Equal Housing Opportunities
- Preservation of Units At-Risk of Converting to Non-Low Income Affordable Units

The City has developed the goals and policies in this chapter in response to the issues identified by the State. These goals and policies address a wide range of issues relating to the needs of all segments of the community and quality of life for Glendale residents, both current and future.

Several important planning programs have been accomplished since the preparation of the last Housing Element. Specifically, the City expended considerable resources in the development of a strategic plan for the community. The goal of this strategic planning process was to develop a vision for Glendale for the year 2010. Eleven strategic directions were at the heart of this process. They are the result of a great deal of thought, discussion and consensus building. Although the strategic plan adopted in 1996 addresses a wide variety of issues, housing is a key issue at the core of this document. The City of Glendale Strategic Plan recognizes the strengths of our community and recognizes the importance of neighborhood in achieving an attractive, safe and vibrant city. The document acknowledges that the City is a city of connections, that high quality design standards are necessary and that a proper balance of growth to enhance and preserve the quality of life is vital. The visions contained in this document have been incorporated in the development of the Housing Element goals and policies.

The City also embarked upon a comprehensive planning process in 1996 with the completion of a document entitled Greater Downtown Strategic Plan (GDSP). This document was directed to more than just the downtown itself but focused on the interrelationship between the downtown and its surrounding neighborhoods. The planning process was developed in order to address some emerging problems and to recognize the importance of growth management strategies. The motivation for the planning effort was to ensure a progressive and healthy quality of life for the City. The GDSP sets forth a series of public actions and private opportunities. Among many public actions was the call for new parks and public buildings, improved street designs and public transportation, more parking, and economic development strategies. This document also recognized the importance of neighborhoods and the interdependence of the downtown with surrounding neighborhoods. The findings of this document have also been incorporated in the development of the following goals and policies.

Another important planning process which also occurred since adoption of the previous Housing Element was the Neighborhood Planning Program completed in 1996. The Neighborhood Planning Program was the result of extensive public involvement resulting in the development of three products: Community Tool Kit; Model Neighborhood Guidelines; and Neighborhood Planning Process Manual. These documents collectively provide for a new comprehensive approach for developing and maintaining neighborhoods. This process also pointed out the importance of neighborhoods in the development of communities.

In 1993, the Glendale Homeless Coalition was formed to analyze the needs of homeless persons in the City, and to develop a strategy for addressing those needs. The Coalition is a partnership between the City of Glendale, other public and governmental agencies, local nonprofit and community organizations, the business community, concerned residents, and formerly homeless individuals. The Coalition adopted a “continuum of care” approach to homeless service delivery. The continuum of care is comprised of outreach and assessment, emergency, transitional and permanent housing, and homeless prevention activities. In addition, a variety of supportive services are linked to housing programs to address the range of special needs which contribute to homelessness. With the City’s Community Development Block Grant and Emergency Shelter Grant programs, and through the aggressive pursuit of competitive funding opportunities provided by HUD, many components of the continuum of care are in place. Since 1993, the efforts of the Coalition have

been ongoing, and include an annual needs assessment process by which Glendale’s progress toward a fully realized continuum of care is reviewed and refined.

Finally, an additional important planning effort was recently completed addressing the issue of home ownership in the community. In early 1998, the Housing Authority formed a committee on home ownership to develop strategies to increase the percent of owner-occupied units in response to the disproportionate share of multifamily development in the City (e.g. 61.3 percent of all housing units are renter occupied). The committee was organized into three subcommittees categorized into City Roles, Quality of Life, and Renters. The committee commissioned a survey of renters, home owners, employees of local employers, and rental property owners. A detailed list of recommendations was presented to the Housing Authority in July 1999. The recommendations of this committee have been incorporated into the goals established for the Housing Element.

Sections 2.1 and 2.2 of this chapter are organized into Goals, Policies and the Seven-year Housing Plan. A goal is intended to represent a visionary statement. It is “an idealized end state.” It is a statement identifying where the City should be in the future. Policies set forth a variety of directions in order to achieve the stated goals. The Seven-year Housing Plan is essentially the implementation program to achieve the goals and policies for the community. The Seven-year Housing Plan emphasizes financial resources. There are actions suggested in the policies that do not relate to financial resources (e.g. amendment of zoning regulations, etc.) Therefore, the implementation program is theoretically a combination of both the Seven-year Housing Plan and those policies which set forth specific administrative action.

GOAL 1: A CITY WITH A WIDE RANGE OF HOUSING TYPES TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

Policy 1.1: Provide a variety of residential development opportunities in the City through the zoning of sufficient land with densities ranging from very low density/open space to high density development as designated on the Land Use Plan Map.

Policy 1.2: Assure that affordable housing is dispersed throughout the City while recognizing the potential for the integration of market rate and affordable units within individual projects.

Policy 1.3: Provide higher density residential development in close proximity to public transportation, services and recreation.

Policy 1.4: Review zoning standards for residential/mixed use development to assure the feasibility of such projects in appropriate commercial locations.

Policy 1.5: Consider revising the Zoning Ordinance to allow residences in unique commercial and industrial developments such as allowing artists to live where they create and sell their work.

Policy 1.6: Encourage the development of residential units in the downtown area and along appropriate commercial corridors.

Policy 1.7: Continue to monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Policy 1.8: The City shall explore the feasibility of establishing a housing trust fund as a means of developing additional affordable housing.

Policy 1.9: The City shall continue to promote the consolidation of small lots for residential development through the lot width density bonus program.

GOAL 2: A CITY WITH HIGH QUALITY RESIDENTIAL NEIGHBORHOODS.

Policy 2.1: Implement the recommendations concerning neighborhood development as expressed in the Greater Downtown Strategic Plan.

Policy 2.2: Retain the quality and salient characteristics of existing neighborhoods while improving those in need of change through neighborhood and community planning. Monitor the effects of growth and change.

Policy 2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Glendale.

Policy 2.4: Continue existing residential rehabilitation programs which provide financial and technical assistance to lower income property owners and property owners providing affordable units.

Policy 2.5: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

Policy 2.6: Educate property owners in the need to design and use materials consistent with the character of the residence and neighborhood.

Policy 2.7: Encourage the preservation of historic resources in a manner sensitive to historic design and promote the development of historic districts through standards contained in the Historic Preservation Ordinance and by the activities of the Historic Preservation Commission.

GOAL 3: A CITY WITH INCREASED OPPORTUNITIES FOR HOME OWNERSHIP.

Policy 3.1: Implement a home ownership education, counseling and marketing program.

Policy 3.2: Consider "target areas" as a strategy to foster home ownership, to expand public open space, and to provide a catalyst for neighborhood improvement.

Policy 3.3: Provide additional home ownership assistance such as mortgage revenue bond finances and mortgage interest write-downs, and facilitate private partnerships for home ownership opportunities.

Policy 3.4: Maximize funding to increase home ownership such as through regional collaboration and by seeking additional Federal, State and private funding opportunities.

Policy 3.5: Insure flexibility of zoning to accommodate a wide range of housing types and products.

Policy 3.6: Assist qualifying tenants displaced by conversion of apartments to condominiums with home ownership subsidies such as first time home buyers program.

GOAL 4: A CITY WITH HOUSING SERVICES THAT ADDRESS GROUPS WITH SPECIAL HOUSING NEEDS.

Policy 4.1: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families and single-parent households.

Policy 4.2: Promote the development of low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents.

Policy 4.3: Continue to provide programs to enable people to find or remain in affordable housing, such as Section 8 rental assistance and first time home buyers assistance.

Policy 4.4: Amend the Zoning Ordinance as appropriate to facilitate the development of specialized housing for seniors.

Policy 4.5: Provide referrals to housing services for seniors, such as in-home care and counseling for housing related issues, to allow seniors to remain independent in the community, while maintaining their desired living arrangement.

Policy 4.6: Continue to offer supportive services to special needs groups such as the elderly and the homeless.

Policy 4.7: Revise the Zoning Ordinance and local Building Code to offer incentives and/or remove restrictions to encourage the development of residential units that are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Policy 4.8: Continue to offer a handicapped grant program to assist with the addition of handicapped accessibility features to existing dwellings.

Policy 4.9: Coordinate with local social service providers to address the needs of the City's homeless population, including the development of service-enriched and affordable housing.

Policy 4.10: Permit the development of transitional housing for service-dependent populations in the City's residential zones.

Policy 4.11: Coordinate with social service and nonprofit organizations to assist home owners who are at risk of losing their homes.

Policy 4.12: Encourage the development of childcare facilities coincident with new housing development, and consider the use of incentives.

Policy 4.13: Retain subsidized units which are at risk of conversion to market rate housing.

GOAL 5: A CITY WITH EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS.

Policy 5.1: Promote nondiscrimination of housing through implementation of Glendale's Fair Housing Plan.

Policy 5.2: Continue to contract with the Fair Housing Council of San Gabriel Valley or other fair housing service providers to facilitate access to services by residents seeking assistance.

Policy 5.3: Continue to implement the recommendations of the Analysis of Impediments to Fair Housing Choice as it is periodically updated.

GOAL 6: A CITY WITH HOUSING THAT IS SENSITIVE TO ENVIRONMENTAL AND SOCIAL NEEDS.

Policy 6.1: Guide and manage future population growth to prevent overcrowding and over-utilization of existing community resources, and preserve the uniqueness of Glendale as a desirable residential community.

Policy 6.2: Identify existing neighborhoods within the community based on common residential use patterns, historical precedence or social groupings. Utilize identified neighborhoods as key elements in creating plans and programs to maintain or improve the character and quality of existing housing and housing environments.

Policy 6.3: Continue to coordinate land use and zoning regulations pertaining to residential development in a manner which achieves a long-term vision.

Policy 6.4: Ensure the variety and visual appeal of residential development in Glendale through project review by the City's Design Review Board.

Policy 6.5: Implement the recommendations of the Open Space and Conservation Element and the Recreation Element of the General Plan to ensure an adequate amount of public open space and developed parkland for the needs of new and existing residential development.

Policy 6.6: Review and amend as appropriate existing residential zoning standards to require adequate on-site open space and recreational amenities in new developments.

Policy 6.7: Require residential projects situated in mountainous terrain to preserve major ridgelines, secondary ridgelines,

blue line streams, indigenous trees and other significant environmental features.

Policy 6.8: Preserve scale, historic continuity, and a sense of community in new areas of multifamily development.

Policy 6.9: Practice neighborhood-based planning through meaningful public participation.

Policy 6.10: Incorporate livable community concepts in project review and in development standards.

Policy 6.11: Support the Neighborhood Planning Program as a means to maintain and improve the quality of life in Glendale's neighborhoods.

Policy 6.12: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Policy 6.13: Offer brochures and technical assistance that promotes the use of energy conservation features in new and existing dwellings.

Policy 6.14: Use available funds to assist low income households in installing energy conservation features in existing dwellings.

2.2 THE SEVEN-YEAR HOUSING PLAN

IMPLEMENTING PROGRAMS

The Housing Element describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units, lack of affordable housing for lower income groups, and special needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies. The following comprehensive program strategy consists of both programs currently in use in the City and additional programs to provide the opportunity to adequately address the City's housing needs.

The following six major program strategies have been defined for Glendale: 1) Preservation and Enhancement of Existing Housing Stock; 2) Production of Affordable Housing; 3) Rental Assistance; 4) Increased Ownership Opportu-

nities; 5) Housing Services; and 6) Fair Housing. A series of specific programs are identified to implement each program strategy. This section provides a description of each housing program and future program goals. The Seven-Year Action Plan table at the end of this section (Exhibit 2-1) summarizes the objectives of each program, the seven-year projections, funding source(s), responsible agency, and implementation time frame.

PROGRAM STRATEGY #1: PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK

Housing rehabilitation includes major efforts to improve a property and alterations aimed at converting the type or number of units. The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value.

Glendale, unlike many older cities, does not have an extensive problem with housing deterioration. Less than three percent of the housing stock is defined as substandard. However, based on the age of the housing stock, the magnitude of units in need of rehabilitation could multiply if units are not continually maintained. The City's code enforcement program, combined with available single and multifamily rehabilitation assistance programs, will work towards ensuring the maintenance of the housing stock.

1a. Rehabilitation Loan and Grant Programs

Program Description: The City administers two types of housing rehabilitation assistance programs: 1) Single Family Rehabilitation Loan and Grant Program; and 2) Multifamily Rental Acquisition and/or Rehabilitation Loan Program. These programs are designed to assist low and moderate income households to make repairs to their homes related to health and safety, and to encourage rental property owners to continue to provide good quality affordable housing. Eligible work includes roof, plumbing, electrical, heating, and seismic repairs.

Single Family Rehabilitation Loan and Grant Program –

The Single Family Rehabilitation Loan and Grant Program provides grants or low-interest deferred repayment loans to eligible home owners for the purpose of rehabilitating their homes. Rehabilitation grants of up to \$7,500 are available to senior citizens (62 or older) whose household income does not exceed 80 percent of county median income. Low-interest loans of up to \$25,000 are available to households whose

income does not exceed 80 percent of county median income.

The City also offers rehabilitation loans in conjunction with its First Time Home Buyer Program. These loans provide households the opportunity to buy “fixer upper” homes in targeted neighborhoods and bring them up to current code standards using the rehabilitation loan.

Program Goals: The City intends to provide approximately 239 loans/grants over the 1998-2005 fiscal years.

Multifamily Rental Acquisition and/or Rehabilitation Loan Program – The City offers forgivable low-interest housing rehabilitation loans to multifamily rental property owners. The loans provide property owners of substandard rental housing units an opportunity to rehabilitate their units with financial assistance from the City.

In return for the loans, the City requires that rehabilitated units be rented to low-income households at affordable rental rates prescribed by the City for a period not exceeding 15 years. To ensure compliance with the loan terms, the City records covenants and/or deed restrictions and performs annual monitoring. In addition, the City forgives annual loan repayments in any year wherein the property is in compliance with the loan terms regarding tenant income, rental rates, and property maintenance.

In addition to providing multifamily rehabilitation loans, the City provides loans to nonprofit housing providers to acquire and rehabilitate rental housing. In past years, the City has provided acquisition and rehabilitation loans to agencies such as Glendale Association for the Retarded and Hamilton Court Housing Corporation. The City records covenants and/or deed restrictions requiring that the housing units be used to provide affordable housing for very low income households, including those with special needs such as homeless persons and persons with disabilities. The affordability covenants are for 30 years or longer and loans are repaid through residual receipts of income generated by the acquired property.

Program Goals: The City intends to provide multifamily rental acquisition and/or rehabilitation loans assisting approximately 158 rental housing units over the 1998-2005 fiscal years.

1b. Handicapped Grant Program

Program Description: The Handicapped Grant Program provides rehabilitation grants of up to \$7,500 to handicapped home owners and renters whose household income does not exceed 80 percent of the county median income. The purpose of the grants is to enable handicapped householders to make accessibility improvements to their homes.

Program Goals: The City intends to provide approximately 11 handicapped grants over the 1998-2005 fiscal years.

1c. Residential Energy Audit/Retrofit Program

Program Description: While restructuring the electric industry, State legislators were concerned that subsidies for low-income individuals, and funding for energy efficiency, research and development, and renewable resource programs would be the first to be cut in a competitive marketplace. In response, a Public Benefit Charge (PBC) was mandated to fund programs in these four areas of concern. The PBC continues through the year 2001, when it will be revisited. It is anticipated that the PBC will continue beyond 2001. Using a portion of PBC funds and a grant from the Petroleum Violation Escrow Account, Glendale Water & Power (GWP) will provide audits and weatherization measures to 150 low-income dwellings during 1999/2000.

Program Goals: GWP's goal is to expand our audit and retrofit incentive offerings to include programs for all income groups. We anticipate that these new program offerings will allow the City to provide audit and retrofit incentives to at least 7,500 households by June 30, 2005 by increasing participation from 150 household per year in 1999/2000 to 2000 households per year by 2003/2004. These goals are dependent upon PBC funding availability.

1d. Code Enforcement

Program Description: The objective of the City of Glendale's code enforcement program is to bring substandard housing into compliance with City codes, to eliminate blight and to preserve the high quality of life in Glendale's neighborhoods. To meet this objective, potential code violations are identified on a proactive and reactive basis. Inspections are performed utilizing a variety of enforcement tools to achieve compliance. These tools consist of verbal warnings, letter notifications, citations, office conferences and abatement.

The letter notification process is the primary tool used to compel property owners to make the necessary corrections. During this notification process, the property owner is informed of potential assistance in the form of rehabilitation loans or grants that may be available to use toward making the necessary corrections. In most cases, property owners are given thirty (30) days to make the corrections, at which time a follow-up inspection is conducted.

If code violations remain, a series of violation letters are sent and a Notice of Substandard Building (in the form of a lien) can be filed with the County Recorder's Office which then informs potential purchasers and lending institutions of substandard housing conditions on the property. For substandard housing which is not owner-occupied, a Notice of Non-Compliance can be filed with the State of California Franchise Tax Board which forfeits potential tax benefits derived from ownership of the property. Continued noncompliance leads to an office conference, prior to forwarding the enforcement case to the City Attorney's Office for possible legal action.

Program Goals: The program's goals are to:

- 1) Educate property owners on their responsibilities to maintain their property in habitable condition;
- 2) Bring substandard housing/property into compliance with City Code;
- 3) Eliminate blight in Glendale's neighborhoods;
- 4) Preserve a high quality of life in Glendale.

The numeric goal is to be able to perform 1,400 inspections annually.

1e. Neighborhood "Target Areas"

Program Description: Quality of life factors are a major issue considered by most potential home owners when searching for a home. Quality of life factors include everything that influences a family's day-to-day living in a neighborhood and community. Key factors include park and open space, schools, neighborhood aesthetics, building density, and housing design. Improving the quality of life within neighborhoods through comprehensive targeting would help preserve and enhance the existing housing stock.

Program Goals: The goal of neighborhood "target areas" is to identify and develop at least three (3) blocks or neighborhoods within the City that have been found to need improvement in the areas of park and open space, neighborhood aesthetics, building density, and housing design.

1f. Conservation of Existing and Future Affordable Units

Program Description: A community's existing affordable housing stock is a valuable resource which should be conserved, and if necessary, improved to meet habitability standards. The City of Glendale has 402 low-income affordable housing units. These units receive funding from several programs through the Federal Department of Housing and Urban Development (HUD). Over the next ten years, 266 of these units have the potential to convert to market value as a result of expiring rental subsidy contracts with HUD. However, all of the units at risk of converting to market rate are owned and managed by experienced nonprofit housing organizations. These organizations intend to maintain the units as affordable housing.

In order to address this potential loss in the City's affordable housing stock, the City is prepared to allocate funds, or other available resources, to enable the continued use of some or all these units as affordable housing. In addition, all current and future housing projects in the City which receive public assistance (including density bonus units) have affordable housing covenants filed with the land to ensure the long-term affordability of the units.

Program Goal: The goal of this program is to conserve the long-term affordability of the existing and future units in Glendale. This will be accomplished by the following actions: 1) providing continued public subsidy as available to units which do convert to market rate; 2) filing affordable housing covenants/deed restrictions on future publicly assisted housing projects.

PROGRAM STRATEGY #2: PRODUCTION OF AFFORDABLE HOUSING

New construction is a major source of housing for prospective home owners and renters. However, the cost of new construction is substantially greater than other program categories. Incentive programs, such as density bonus, offer a cost effective means of providing affordable housing development. Public sector support for new construction includes the following programs for low and moderate income housing development.

2a. Density Bonus Program

Program Description: Pursuant to State Law, if a developer allocates at least 20 percent of the units in a housing project to lower income households, or at least 10 percent to very low income households, the City must grant a density bonus

of 25 percent (or other equivalent financial incentive) over the maximum Zoning Code and General Plan density. Developers granted a density bonus enter into an Affordable Housing Agreement with the City to ensure the continued affordability of the units. Affordable rental units are rented at levels affordable to very low and low income tenants. Affordable rental units are subject to annual rent adjustments based upon changes in the County median income.

Program Goals: The City will utilize density bonus incentives to encourage the development of affordable family housing as well as senior housing. The seven-year goal is 100 affordable units for this program. This program will be considered with other incentives stated in this production strategy.

2b. Direct City Financial Assistance

Program Description: The City intends to facilitate the production of affordable housing through the use of federal HOME and redevelopment set-aside monies. There are three ways in which these monies will be made directly available for the production of affordable housing.

Land Assemblage and Write Down

The City plans to use federal HOME and redevelopment set-aside monies to write-down the cost of land for the development of low and moderate income housing. The intent of this program is to reduce land costs to the point that it becomes economically feasible for a private (usually not-for-profit) developer to build units which are affordable to low and moderate income households. As part of the land write-down program, the City may also assist in acquiring and assembling property and in subsidizing on-site and off-site improvements.

Below Market Interest Rate Loans

The City can provide construction and permanent financing to a project at below market interest rates using HOME and redevelopment set-aside funds. The need for such financing will be evaluated for each specific project. This program will be considered with other program incentives stated in this production strategy. Each project will be evaluated separately to determine the City assistance warranted to make the desired affordable housing project feasible.

Grants

The City can provide grants to developers of affordable housing for off-site improvements, city fees, and certain project amenities, consistent with the City's design standards, not paid by other funding sources. The sources of funds for this program are the HOME and redevelopment set-aside funds. The need for this financial assistance will be evaluated for each specific project. This program will be used primarily for rental housing. This program will be considered in combination with others mentioned in this production strategy.

Program Goals: The seven-year goal for this program is a total of 180 units.

2c. Mortgage Revenue Bond Financing

Program Description: Mortgage revenue bonds can be issued by cities to support the development of multifamily or single family housing for low and moderate income households. Bonds for single family housing are used to finance the purchase or rehabilitation of owner-occupied homes. Proceeds from the bonds sales are used to make mortgage or rehabilitation loans to qualified low and moderate income home buyers. The bonds are serviced and repaid from the mortgage payments made by the property owners.

Multifamily mortgage revenue bonds are used to finance construction and mortgage loans as well as capital improvements for multifamily housing. Federal law requires that 20 percent of the total units in an assisted project be reserved for lower income households.

Program Goals: The seven-year goal for this program is one bond-funded housing project.

2d. Tax Credits

Program Description: The State of California allocates federal and state tax credits to affordable housing projects throughout the state. The tax credits are sold, generally to a corporation, bringing equity to the project. The corporation then receives tax credits for a 15 year period. Tax credits are one piece of the funding for an affordable housing project.

In California, the competition for tax credits is intense. To qualify, projects must provide units at rates that are affordable to the lowest income group possible for a minimum of 55 years. As with bonds, the cost of putting together a tax

credit project is high, but the equity gained is extremely useful to a project.

The City will work with developers to gain tax credits for certain projects, usually in combination with other incentive programs mentioned in this production strategy. The City will also provide local review to the State for tax credit applications in the city's jurisdiction.

Program Goal: The seven-year goal for this program is one tax credit project.

2e. Rental Subsidy

Program Description: The City can use redevelopment set-aside funds to provide rental subsidies to a project. This is not a preferred method of assistance to a project since it involves an ongoing commitment. City policy has been to provide one-time assistance, such as assistance with acquisition or rehabilitation. The use of redevelopment funds for rental subsidy may be considered for certain projects.

Program Goals: The City does not anticipate using this program, but is willing to evaluate a project's need for rental subsidy.

2f. Community Housing Development Organizations and other Nonprofit Housing Organizations

Program Description: The federal HOME funds require that at least 15 percent of a jurisdiction's HOME allocation be designated for use by Community Housing Development Organizations (CHDO's). A CHDO is a nonprofit organization with either specific representation from a low income neighborhood or low income residents on the CHDO board. The City has used CHDO funds in the past. Unused CHDO funds accumulate with each annual HOME allocation. However, HUD requires that the City commit all HOME funds, including CHDO reserves, within 24 months of the annual allocation date and expend all funds within 60 months of the annual allocation date.

The City will provide technical assistance to local nonprofit agencies interested in affordable housing development, particularly organizations wanting to meet the CHDO requirements.

Incentive programs presented in this program strategy are available to both for profit and nonprofit organizations. How-

ever, nonprofit organizations have developed most of the affordable housing projects in the city. These organizations generally have an interest in long term management.

Program Goals: The City will continue to coordinate with local nonprofit organizations and encourage the formation of a housing development corporation by interested persons in the community to facilitate the development and improvement of low cost housing in Glendale. The City is especially interested in the formation of Community Development Housing Organizations focused on the City of Glendale.

2g. Residential Mixed-Use

Program Description: The Greater Downtown Strategic Plan anticipates the development of housing above ground level retail. Residential/commercial mixed-use projects offer several social benefits, including reduced vehicle trips, increased jobs/housing balance, and increased vitality to commercial areas "after hours." While Glendale's Central Redevelopment Plan permits residential development as an "alternate use" throughout the redevelopment project area, until now there has been only limited interest expressed in developing housing in the downtown. Interest has been expressed recently, however, by the development community, indicating that there may be additional development opportunities in the future.

Program Goals: The goal of this program is to encourage the integration of residential uses with commercial office projects in the downtown. However, the market has not provided residential mixed-use in Glendale in the past, and even with City incentives, it is uncertain whether the development community will respond. Therefore, as the number of mixed-use projects to be accomplished is dependent on developer interest, no specific numerical unit goals is estimated.

PROGRAM STRATEGY #3: RENTAL ASSISTANCE

Rental assistance is aimed at ensuring lower income tenants do not have to pay more than 30 percent of their gross income on rent. The City of Glendale participates in the HUD-sponsored Section 8 Rental Assistance Program which provides direct rental subsidies to lower income households. The City also provides an annual rent subsidy to Palmer House, a 22-unit rental housing project for very low income senior citizens.

3a. Section 8 Rental Assistance Program

Program Description: The Section 8 Rental Assistance Program provides direct rental subsidies to very low income households. The subsidy amount equals the difference between 30 percent of the monthly household income and a fair market rent. Section 8 Rental Assistance is also available to formerly homeless households who successfully transition through Glendale's Continuum of Care for the Homeless.

Program Goals: To continue to provide Section 8 Rental Assistance to approximately 1,200 very low income households. To continue to make Section 8 Rental Assistance available to formerly homeless households who successfully transition through Glendale's Continuum of Care for the Homeless.

3b. Project Based Rental Subsidy

Program Description: As discussed in Program Strategy 2g, the City is willing to consider a rental subsidy for specific projects. The City will continue an annual rental subsidy to Southern California Presbyterian Homes, property owner of Palmer House, a 22-unit building that provides affordable rental housing to 22 very low senior households. The subsidy is delineated in the Disposition and Development Agreement for the project, and will continue for the entire 30 year term of the agreement.

Program Goals: To continue providing an annual rent subsidy for Palmer House that provides affordable rents to 22 very low income senior households.

PROGRAM STRATEGY #4: INCREASED HOME-OWNERSHIP OPPORTUNITIES

Home ownership is an essential foundation to the future of Glendale. However, the Glendale housing market is priced well above affordable levels and, therefore, is often not available to low and moderate income households. A variety of programs ranging from financing techniques, alternative ownership options, and home ownership education, marketing and counseling can assist in providing and expanding home ownership opportunities to low and moderate income households. The following three programs have been identified as those most appropriate in accomplishing this goal. In addition, new construction of ownership units will be supported by the public sector as described in Program Strategy #2: Production of Affordable Housing.

4a. Condominium Conversion Assistance

Program Description: The conversion of rental units into condominium ownership results in the displacement of existing tenants. While the City has adopted a condominium conversion ordinance which offers the right of first purchase to existing tenants, most tenants cannot afford the option of home purchase. The City could reduce the displacement impacts associated with condominium conversions while providing home purchase opportunities by providing interest rate write-downs for low and moderate income tenants wishing to purchase their units.

Program Goals: While condominium conversions have slowed in recent years, recent applications for conversions in Glendale would indicate they may again increase in the future. The assistance goals for mortgage write-downs on converted units will be directly related to the level of future conversion activity.

4b. Mortgage Assistance Program

Program Description: The City will continue to provide a mortgage assistance program for moderate income first time home buyers. The City's subsidy is in the form of a 30 year loan secured by a second trust deed. If the housing unit is sold prior to 30 years, the City receives a share of the equity. This share is greater in the first five years.

The first deed of trust is provided by a designated participating lender. Currently, the City coordinates with Washington Mutual Bank using Fannie Mae guidelines to implement this program. Washington Mutual also services the City's second deed of trust.

The City requires that the home buyer provide a down payment and qualify for a first mortgage loan from Washington Mutual. The home buyer must be income eligible and make affordable housing payments. The home buyer must also continue to live in the home as a primary residence.

The program will continue to be funded with redevelopment set-aside funds. The City plans to begin using HOME funds for this program during the next five years.

Program Goals: The seven-year program goal is to have 85 households participate in the Mortgage Assistance Program.

4c. Home Ownership Education, Counseling, and Marketing

Program Description: The process of purchasing a home, particularly for first time home buyers, represents a significant long term financial investment that can be both exciting and satisfying to the purchaser. As such, a certain level of familiarity with the home buying process is helpful/needed in order to help ensure a successful purchase and long term and stable occupancy. A thorough understanding of the home buying process would help fill any educational/informational voids that exist and help promote increased home ownership opportunities.

Program Goals: To establish and implement a home ownership education, marketing and counseling program available to residents interested in home ownership. The program, through a collaborative partnership with lending institutions, nonprofit organizations, and credit organizations, would focus on providing information on home ownership strategies, credit counseling and a review of affordable lending programs.

PROGRAM STRATEGY #5: HOUSING SERVICES

In addition to programs designed to increase the availability and adequacy of the City's affordable housing stock, it is important that services are available that ensure the efficient utilization of the housing stock. The City currently offers housing services targeted at Glendale's largest special needs group, the elderly. The proposed set of programs expands this focus to include housing services for lower income households and the homeless.

5a. Care Management Services

Program Description: The City, through the Parks, Recreation and Community Services Division, provides case management services to elderly residents in their homes and at the City's Adult Recreation Center. The purpose of case management services is to allow seniors to remain independent in the community as an alternative to institutionalization. Staff at the Center help to coordinate housing services for seniors, such as in-home care and relocation assistance. Seniors are matched with the appropriate agencies in the community to receive needed assistance, such as the County for special circumstance relocation assistance. The City provides case management services to 250 seniors each year.

Program Goals: The goal of case management is to continue to provide case management services to 250 seniors annually.

Case management is currently funded through Older Americans Act monies administered by Los Angeles County and the City's Community Development and Housing Division.

5b. Homeless Services

Program Description: The City of Glendale has estimated that there are 418 homeless persons in Glendale on any given night. Many of these are individuals and families with special needs requiring attention, such as substance abuse, mental illness, physical disabilities or domestic violence. In addition, an estimated 10,000 to 12,000 households are at imminent risk of becoming homeless. Since 1994, the City has provided staff support to the Glendale Homeless Coalition, an association of public agencies, service providers, community organizations and residents. The Coalition developed a strategy for addressing the needs of homeless and homeless at-risk households through the development of a "continuum of care" approach to homeless service delivery. The continuum of care is comprised of outreach and assessment, emergency, transitional and permanent housing, and homeless prevention activities. In addition, a variety of supportive services are linked to housing programs that address the problems that contribute to homelessness: domestic violence, substance abuse, physical and mental health. Supportive services designed to provide enhanced employment opportunities, to assist veterans, and to facilitate placement in, and maintenance of, permanent housing are also offered.

With the City's Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) programs, and through the aggressive pursuit of competitive funding opportunities provided by HUD, many components of the continuum of care are in place. There are 57 year-round emergency shelter beds which serve 375 unduplicated persons each year. An additional 776 duplicated households received shelter through motel vouchers. Thirty-five rental-units and an additional 28 beds meet the transitional housing needs of homeless families and single women who are survivors of domestic violence. Seventy-four families and 10 individuals are assisted by these programs each year. Twenty-four units of permanent housing will be provided to families through new construction beginning January, 2000. Twenty-seven homeless households with disabilities will receive 60 months of rental subsidy under the Shelter Plus Care program. The Section 8 program has made homeless families a local preference. Homeless prevention counseling is provided to over 200 families each year.

Program Goals: The City will continue to work with the Glendale Homeless Coalition to support these existing programs that have demonstrated effectiveness. Also, the addition of 15 units of transitional and/or permanent supportive housing for individuals with disabilities, either through the expansion of the Shelter Plus Care program or through development activities, is also a program goal. Increased affordable housing opportunities for families overall will also help meet the permanent housing needs of homeless and at-risk families.

Program Goals: Continue to analyze the 1997 Analysis of Impediments and implement its recommendations. Review and update the Analysis of Impediments beginning in 2000. Continue to contract with a fair housing service provider to serve an average of 100 persons with educational workshops, 500 persons with tenant/landlord issues, and 15 residents with discrimination inquiries on an annual basis.

PROGRAM STRATEGY #6: FAIR HOUSING

The City of Glendale has worked to implement a fair housing strategy consistent with State and Federal law. Since 1982 the City has made a commitment to developing and updating a Fair Housing Plan that insures equal housing opportunities for all residents regardless of age, race, religion, national origin, physical condition, marital status, or sex. The most recent Fair Housing Plan has involved the implementation of the recommendations in the 1997 Analysis of Impediments to Fair Housing Choice. Furthermore, the City has contracted with the Fair Housing Council of San Gabriel Valley (FHC/SGV) since 1995 to provide fair housing services to Glendale residents.

6a. Fair Housing Plan

Program Description: The City's Fair Housing Plan addresses actions to affirmatively further fair housing. One strategy to further fair housing practices has been an increase in education and outreach for both renters and rental property owners. The City coordinates semiannual community fair housing workshops, which are attended by an average of 50 persons per workshop. The workshops are made available under a CDBG contract with the FHC/SGV to serve City residents with fair housing education, conciliation, mediation, and resolving tenant/ landlord disputes. Residents who feel discriminated against by rental property owners, rental property managers, real estate agents, or loan and credit agents are also referred to the Council to get information and assistance with their discrimination claim. In fiscal year 1998-99, the FHC/SGV served a total of 755 clients with tenant/landlord issues and concerns. An additional 42 clients received services with discrimination inquiries or complaints. Services through the FHC/SGV are available in English, Spanish, and Armenian, the three primary languages in Glendale.

EXHIBIT 2-1 SEVEN YEAR ACTION PLAN SUMMARY

PROGRAM STRATEGY 1. PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK	
<i>1a. Rehabilitation Loans and Grants</i>	
Project Objective	Maintain quality of Housing, particularly for very low and low income households.
Number of Assisted Units	
1998-1999	44 single-family rehab loans/grants
2000-2005	78 apartments assisted with acquisition/rehab loans
	195 single-family rehab loans/grants
	80 apartments assisted with acquisition/rehab loans
Seven Year Total	239 single-family rehab loans/grants
	158 apartments assisted with acquisition/rehab loans
Funding Source(s)	HUD-HOME; Redevelopment set-aside
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
<i>1b. Handicapped Grant</i>	
Project Objective	Provide funds to modify housing units for the handicapped.
Number of Assisted Units	
1998-1999	1 dwelling
2000-2005	10 dwellings
Seven Year Total	11 dwellings
Funding Source(s)	HUD-HOME; Redevelopment set-aside
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
<i>1c. Residential Energy Audit/Retrofit</i>	
Project Objective	Conserve energy and lessen home energy costs for low-income households.
Number of Assisted Units	
1998-1999	150 households
2000-2005	7,350 households
Seven Year Total	7,500 households
Funding Source(s)	Public Benefit Charge (earmarked on electric bills)
Responsible Agency	Glendale Water and Power
Time Frame	Ongoing
<i>1d. Code Enforcement</i>	
Project Objective	Improve the quality of existing housing and correct City code violations.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Have the capability to perform 1,400 inspections annually.
Funding Source(s)	HUD-CDBG; Redevelopment set-aside; City General Fund
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing

EXHIBIT 2-1**SEVEN YEAR ACTION PLAN SUMMARY (CONTINUED)**

<i>1e. Neighborhood "Target Areas"</i>	
Project Objective	Improve at least three neighborhoods.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Not applicable
Funding Source(s)	HUD-CDBG and HOME; Redevelopment set-aside; City General Fund
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
<i>1f. Conservation of Existing and Future Affordable Housing</i>	
Project Objective	Provide for the continued affordability of the City's low and moderate income housing stock.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Not applicable
Funding Source(s)	Redevelopment set-aside as necessary
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
PROGRAM STRATEGY 2. PRODUCTION OF AFFORDABLE HOUSING	
<i>2a. Density Bonus Program</i>	
Project Objective	Encourage development of housing for senior and low-income housing through provision of density bonuses.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	100 rental units
Funding Source(s)	None necessary
Responsible Agencies	Planning Division, Community Development and Housing Division
Time Frame	As requested
<i>2b. Direct City Financial Assistance (including Land Assemblage and Write-Down, Below Market Interest Loans, and Grants)</i>	
Project Objective	Assemble property and extend write-down grants to non-profit developers to increase supply of affordable housing; provide construction and permanent financing for affordable housing projects; provide funds for off-site improvements, city fees, and certain amenities to encourage development of affordable housing.
Number of Assisted Units	
1998-1999	138 rental units 4 ownership units
2000-2005	55 rental units 125 ownership units
Seven Year Total	193 rental units 129 ownership units

EXHIBIT 2-1 SEVEN YEAR ACTION PLAN SUMMARY (CONTINUED)

<i>2b. Direct City Financial Assistance (including Land Assemblage and Write Down, Below Market Interest Loans, and Grants) (continued)</i>	
Funding Source(s) Responsible Agency Time Frame	HUD-HOME; Redevelopment set-aside Community Development and Housing Division Ongoing
<i>2c. Mortgage Revenue Bond Financing</i>	
Project Objective	Finance construction of affordable housing at lower interest rates using bond proceeds.
Number of Assisted Units	
1998-1999	One project
2000-2005	One project
Seven Year Total	Two projects
Funding Source(s)	Revenue bonds
Responsible Agency	City of Glendale
Time Frame	As requested
<i>2d. Tax Credits</i>	
Project Objective	Support developers in obtaining federal or state tax credits for affordable housing projects.
Number of Assisted Units	
1998-1999	One project
2000-2005	One project
Seven Year Total	Two projects
Funding Source(s)	None necessary
Responsible Agencies	Community Development and Housing Division
Time Frame	As requested
<i>2e. Rental Subsidy</i>	
Project Objective	Provide on-going financial support to specific housing projects.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Unknown
Funding Source(s)	Redevelopment set-aside
Responsible Agency	Community Development and Housing Division
Time Frame	As requested
<i>2f. Community Development Housing Organizations and other NonProfit Housing Organizations</i>	
Project Objective	Coordinate with local nonprofit groups to facilitate affordable housing development and improvement.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Unknown
Funding Source(s)	HUD-HOME, Redevelopment set-aside as necessary

EXHIBIT 2-1**SEVEN YEAR ACTION PLAN SUMMARY (CONTINUED)**

<i>2f. Community Development Housing Organizations and other NonProfit Housing Organizations (continued)</i>	
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
<i>2g. Residential Mixed Use</i>	
Project Objective	Encourage development of housing coincident with commercial uses in the Redevelopment Project Area.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Unknown, dependent on developer interest
Funding Source(s)	None necessary
Responsible Agency	Planning Division, Glendale Redevelopment Agency
Time Frame	As requested
PROGRAM STRATEGY 3. RENTAL ASSISTANCE	
<i>3a. Section 8 Rental Assistance Payments</i>	
Project Objective	Extend rental subsidies to low and moderate income families and elderly.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Continued subsidy to 1,200 households.
Funding Source(s)	HUD Section 8 Certificates and Vouchers
Responsible Agencies	Community Development and Housing Division
Time Frame	Ongoing
<i>3b. Project-Based Rental Subsidy</i>	
Project Objective	Continue subsidy to Palmer House
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	22 units for low-income seniors
Funding Source(s)	Redevelopment set-aside
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
PROGRAM STRATEGY 3. INCREASE HOMEOWNERSHIP OPPORTUNITIES	
<i>4a. Condominium Conversion Ordinance</i>	
Project Objective	Through mortgage interest rate write-downs, provide home purchase opportunities to low and moderate income tenants in rental units converting to condominium ownership.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable

EXHIBIT 2-1 SEVEN YEAR ACTION PLAN SUMMARY (CONTINUED)

4a. Condominium Conversion Ordinance (continued)	
Seven Year Total	Unknown, dependent on future condominium conversion activity
Funding Source(s)	Redevelopment set-aside
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
4b. Mortgage Assistance Program	
Project Objective	Provide 30-year second trust deed loan to moderate income households.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	85 households
Funding Source(s)	HUD-HOME Program; Redevelopment set-aside as necessary
Responsible Agency	Community Development and Housing Division
Time Frame	Ongoing
4c. Home Ownership Education, Counseling and Marketing	
Project Objective	Establish program for Glendale residents. Partner with lenders, nonprofit organizations, and credit organizations.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Unknown
Funding Source(s)	HUD-HOME; Redevelopment set-aside
Responsible Agencies	Community Development and Housing Division
Time Frame	Ongoing
PROGRAM STRATEGY 5. HOUSING SERVICES	
5a. Care Management Services	
Project Objective	Continue to provide referral assistance to senior citizens to link them with services, enabling them to remain in their homes.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Provide case management assistance to 250 individuals annually
Funding Source(s)	County funding, Community Development and Housing
Responsible Agencies	Parks, Recreation and Community Services Division
Time Frame	Ongoing
5b. Homeless Services	
Project Objective	Provide funds to local social service providers to serve the City's homeless population, and assist in obtaining funding for development of transitional and/or permanent housing for single individuals
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable

EXHIBIT 2-1**SEVEN YEAR ACTION PLAN SUMMARY (CONTINUED)**

<i>5b. Homeless Services (continued)</i>	
Seven Year Total	Continue to provide 57 emergency shelter beds, 35 units and an additional 28 beds of transitional housing for families; 41 units of permanent housing and homeless prevention services. Add 15 units of transitional permanent housing for individuals.
Funding Source(s)	HUD-HOME Supportive Housing Program; Shelter Plus Care; Redevelopment set-aside
Responsible Agencies	Community Development and Housing
Time Frame	Ongoing
PROGRAM STRATEGY 6. FAIR HOUSING	
<i>6a. Fair Housing Plan</i>	
Project Objective	Continue to promote and update a Fair Housing Strategy consistent with State and Federal law.
Number of Assisted Units	
1998-1999	Not applicable
2000-2005	Not applicable
Seven Year Total	Continue to contract with a fair housing provider to meet annual goals: educational workshop for 100 people; tenant/landlord services for 500 people; and discrimination services for 15 people. Review and update the Analysis of Impediments (AI) as needed, beginning in 2000. Implement the recommendations of the AI.
Funding Source(s)	HUD-CDBG
Responsible Agencies	Community Development and Housing
Time Frame	Ongoing
Total units to be constructed:	55 rental: 125 ownership, 15 transitional or permanent housing
Total units to be rehabilitated:	158 multi-family, 239 single-family
Total units to receive energy audits:	7,500 homes
Total units to be conserved:	1,200 multi-family (Sec. 8), 22 Palmer House Rental Subsidy units
Total units to be assisted:	9,314

EXHIBIT 2-2 QUANTIFIED OBJECTIVES BY INCOME GROUP

Programs	Very Low Income (0-50% MFI)	Low Income (51-80% MFI)	Moderate Income (81-120% MFI)	Total
Program Strategy 1: Preservation and Enhancement of Existing Housing Stock				
Single Family Rehab Loans/Grants Program	114	115	10	239
Handicap Grants	0	11	0	11
Multifamily Rental Acquisition/Rehab	79	79	0	158
Program Strategy 2: Production of Affordable Housing				
Density Bonus	55	0	0	55
Direct Financial Assistance	193 Rental Units	20 Owner Units	109 Owner Units	322
Program Strategy 3: Rental Assistance				
Section 8	75% of all new admissions will be Extremely Low Income (0-30% MFI). The remaining 25% will be Very Low or Low Income.		0	22
Project Based Rental Subsidy	22	0		
Program Strategy 4: Increase Home Ownership Opportunities				
Mortgage Assistance	0	0	85	85
Program Strategy 5: Housing Services				
Homeless Services	15	0	0	0
Total	478	225	204	907

2.3 CONSISTENCY WITH OTHER ELEMENTS OF THE GENERAL PLAN

The elements which comprise the Glendale Comprehensive General Plan are required by law to be internally consistent. Together these elements-- Land Use, Housing, Open Space and Conservation, Circulation, Safety, Seismic Safety, Noise, Air Quality, Community Facilities, Historic Preservation, and Recreation--provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent. This section examines the relationship of the Housing Element and its policies to the other elements of Glendale's General Plan.

The Housing Element is most closely related to the Land Use Element, which establishes the location, density and type of residential uses permitted in Glendale. This update to the City's Housing Element reflects changes made to the Land Use Element when it was comprehensively revised in 1986 and bases the calculation of residential development potential on the most recent update to the Land Use Plan. The policies and proposals of the Housing Element are entirely consistent with those set forth in the Land Use Element.

The Open Space and Conservation and Recreation Elements set forth policies for the preservation and protection of the City's natural environment through the conservation of significant open space areas, acquisition of land for parks and recreation, and restriction of development in hazardous areas. The updated Housing Element is consistent with these policies in that the element does not propose the utilization of land for housing, or create additional intensities of usage not called for in the Land Use Element.

The Circulation Element directs the development of an integrated system of streets to carry the flow of traffic generated by adopted land uses. At the same time, the element seeks to minimize the adverse environmental and aesthetic of the road network and traffic on sensitive land uses such as housing. By establishing a network of streets, bikeways, pedestrian ways and equestrian trails which link the City's various scenic, historic and environmental/open space amenities, the Element attempts to create a satisfying living environment for the City's residents. The Circulation Element is based on the distribution and intensity of land uses established by the Land Use Element, as is the updated Housing Element.

The Community Facilities Element designates locations of public facilities such as schools, emergency service facilities, parks, and public structures. Since the revised Housing element does not propose any major new development not called for in the Land Use Element, no inconsistencies exist between the Community Facilities Element and the updated Housing Element.

The Seismic Safety Element identifies the City's inherent geologic and seismic hazards. The Safety Element indicates appropriate actions in response to the presence of geologic and other hazards in Glendale. Both elements recommend goals, policies, and programs to guide the development and protection of residences and their occupants. The revised Housing Element does not make any recommendations which are inconsistent with the intent of these elements.

The Noise Element contains policies to reduce the impacts of noise on the City's residents. Residential development in areas with high noise is discouraged unless adequate noise attenuation features are included in project design which reduce noise to acceptable levels. The updated Housing Element does not propose any new areas for residential development not identified in the Land Use Element, and no new areas of potential conflict between residences and noise generators are created. The utilization of greenbelts and open space, along with the enforcement of noise attenuation standards established in the Building Code, will serve to protect new residential development from potential noise conflicts.

The Historic Preservation Element identifies those structures and sites recognized as having historic significance. While some structures have been officially recognized by Federal and State agencies, the focus of the City's element is on local relevancy. The Historic Preservation Element establishes guidelines for the preservation of these sites and buildings, including several historic residences. The updated Housing Element contains no goals or policies in conflict with the intent of the Historic Preservation Element.

2.4 CONSISTENCY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Environmental and Planning Board considered this element on February 24, 2000, and adopted a proposed Negative Declaration, finding no significant effect. This Negative Declaration No. 2000-01 was certified by City Council on May 16, 2000.



REVIEW OF GOALS AND POLICIES FROM THE PREVIOUS ELEMENT

The State of California requires that each local government update their housing element not less than every five years. A necessary component of this process is the review and evaluation of the previous version of the element to determine the appropriateness of the housing goals, objectives and policies in attaining State housing goals, the effectiveness of the housing element in attaining the community's housing goals and objectives, and the progress in implementing the housing element. This section of the Housing Element update provides a review of the previous goals, objectives and implementation measures to assess the progress that the City has achieved since the last iteration of the Housing Element was adopted.

3.1 GOALS AND OBJECTIVES OF THE PREVIOUS ELEMENT

GOAL 1: PROVIDE A WIDE RANGE OF HOUSING TYPES TO MEET THE EXISTING AND FUTURE NEEDS OF CITY RESIDENTS.

POLICY 1.1: Provide a variety of residential development opportunities in the City, ranging from very low density/open space to high density development, as designated on the Land Use Plan Map.

Review: The Land Use Element of the General Plan provides two categories of single family density and four categories of multiple family density. The Zoning Ordinance was amended by Ordinance No. 4929 on November 6, 1990, with the addition of a multiple family zone to the three existing multiple family zones and the continuation of three single family zones. These zones provide seven different residential unit densities and a variety of development standards consistent with the densities prescribed by the Land Use Element. Other special zoning categories include a planned residential development overlay zone and a horse overlay zone. Most of the Commercial zones also allow high density residential use for those who prefer to live in a more urban environment. Other residential alternatives are provided in the M/C Industrial Commercial Zone, which allows residential use for persons who prefer to live where they conduct a craft, and the SR

Special Recreation Zone, which allows residences for staff at a variety of open space facilities. The City is currently discussing the policies for residential development in the Central Redevelopment Area.

POLICY 1.2: Encourage both the private and public sectors to produce or assist in the production of housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, and female-headed households.

Review: Twenty-four facilities with some or all units providing assisted or affordable housing have been established in Glendale or are currently under development. These include four density bonus projects providing 20 percent or more units for low-income citizens, condominium units for sale to low- or moderate-income tenants, rental units for very-low income to moderate income tenants, facilities limited to seniors only, facilities for families, transitional residential facilities, and facilities that provide protective care. The number of units by income category are:

- Very Low Income - 569 units
- Low Income - 91 units
- Moderate Income - 49 units

POLICY 1.3: Promote the development of low and moderate income housing by allowing developers density bonuses or other financial incentives for providing units for low and moderate income residents. Provide rental assistance vouchers, as available, for some or all of the affordable units provided.

Review: Two density bonus senior citizen facilities on Honolulu Avenue in the Montrose-Verdugo City area provide a total of 190 one-bedroom units. Included in these are 47 low-income units. Another facility on Fairmont Avenue on the west side of Glendale provides six low-income and 32 moderate-income one-bedroom units for senior citizens. A smaller facility on East Wilson Avenue provides two 2-bedroom units for low income families. In addition, the City provides rental vouchers through the Section 8 Federal funding program.

POLICY 1.4: Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Glendale.

Review: There is no requirement that assisted facilities be located in any particular multiple dwelling area. A variety of residential zones are available in diverse parts of the city al-

though it should be recognized that higher density developments must be located where they can be supported by the necessary infrastructure, including the street system. Exhibit 4-22 shows that housing projects that have received assistance from the City are distributed over a wide area.

POLICY 1.5: Encourage the development of housing for the elderly by offering density bonus incentives reflective of their specific needs; consider the development of a special ordinance to codify these incentives. Review and amend the Zoning Ordinance as appropriate to facilitate the development of congregate housing for seniors.

Review: The City relies on the California Government Code which authorizes the use of density bonus programs to assist the production of housing for low and moderate income households. This includes housing for elderly residents. Incentives have not been codified in the Zoning Ordinance. A conditional use permit is required to allow the City to evaluate the compatibility of senior projects with the surrounding neighborhood.

Based on this experience, the Zoning Ordinance could benefit from a review of the definitions of senior housing currently in use in the industry. This would facilitate improved understanding between City staff and applicants, ensure greater consistency in interpretation of the Zoning Ordinance and reduce inconsistency in requirements compared to other jurisdictions.

POLICY 1.6: Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons.

Review: State law, Title 24 – State Building Standards Code, California Code of Regulations also known as the California Administrative Code, now sets the standard for access by the handicapped. These closely follow the federal regulations. The City, through adoption of the Building and Safety Code, enforces the State Building Standards Code. The City may adopt different standards but they must be “substantially the same requirements as are contained in the most recent editions” of the uniform industry codes. Any deviations must be based on findings that “such modifications or changes are reasonably necessary because of local climatic, geologic or topographical conditions” and be approved by the California Building Standards Commission (see Section 17922, etc., Health and Safety Code).



POLICY 1.7: Locate higher density residential development in close proximity to public transportation, services and recreation.

Review: This policy is embodied in the policy direction and distribution of land use densities in the Land Use Element of the General Plan. For example, higher density residential zones are located near bus service and freeway access to bring residents in proximity to transportation. Expanded housing opportunities in the downtown are presently under consideration; such projects would further promote this policy.

POLICY 1.8: Encourage the development of childcare facilities coincident with new housing development, and consider the use of incentives.

Review: Private day care centers are currently permitted in all the residential zones of the City. There are also four subsidized day care providers: the Glendale Unified School District, the Salvation Army Day School Program, the YWCA Child Care Program and a half day Head Start Program. The NET program of the Department of Social Services pays up to \$400/month for preschool and up to \$600/month for infant/toddler and for after-school care for Cal Works mothers. In addition there are six infant care facilities, nine facilities for school-aged children, 73 family day care providers and 33 other private for-profit day care providers.

POLICY 1.9: Allow for the development of second units on existing single-family lots.

Review: Many single family homes are already on properties zoned to allow more than one unit which allows for second units. The traditional concept of R1 (or R1R and ROS) Zoning is to provide an area where each family has its own distinctive property on which to conduct its affairs without sharing it with others. Guesthouses and guest bedrooms have always been allowed in this zone to accommodate elderly relatives or friends who need the support of a family environment.

Sections 65852.1, 65852.150 and 65852.2, Government Code, provide that a city may issue a zoning variance, special use permit or conditional use permit for a second dwelling unit in a single family zone with certain limitations.

In 1996, the Glendale City Council examined the issue and enacted Ordinance No. 5120 prohibiting "second dwelling units...as referenced in the Government Code" in all single

family residential zones pursuant to State law. Such action supersedes any prior action of the Council to the contrary.

POLICY 1.10: Continue to monitor all regulations, ordinances, departmental processing procedures and fees related to the rehabilitation and/or construction of dwelling units to assess their impact on housing costs.

Review: All fees are evaluated annually and are adjusted to reflect City costs.

POLICY 1.11: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

Review: The City encourages energy conservation features through its Design Review process and supports several energy conservation programs through our locally owned utility. State law also requires the incorporation of energy consideration features into new development.

GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF RESIDENTIAL NEIGHBORHOODS IN GLENDALE

POLICY 2.1: Continue existing residential rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies which could not otherwise be undertaken.

Review: The Single Family Rehabilitation Program provides grants or low-interest deferred repayment loans to eligible home owners for the purpose of rehabilitating their homes. Rehabilitation grants of up to \$7,500 are available to low-income seniors and persons with disabilities. Low-interest loans of up to \$25,000 are available to households whose incomes are below 120 percent of county median income. Repayments of the loans are deferred until title is changed on the property.

The Multi-Family Rehabilitation program provides forgivable low-interest loans to multifamily property owners for the purpose of improving their rental housing units. In return for the loan, the City requires that the improved units be rented to low-income tenants at affordable rental rates prescribed by the City for a period of fifteen years.

Both programs are available city-wide to eligible property owners. In addition, the City's Code Enforcement staff works

closely with Housing Rehabilitation staff, referring properties for rehabilitation assistance.

POLICY 2.2: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Glendale.

Review: The Neighborhood Services Section coordinates an ongoing program of code enforcement with backup assistance from the Building and Safety Section and other enforcement agencies. An attorney from the City Attorney's office is permanently assigned to the Neighborhood Service Section to pursue prosecutions where normal enforcement activities do not produce the required results. Between 1995 and 1999, 6,300 properties were brought into compliance through the Code Enforcement Program.

POLICY 2.3: Minimize the displacement impacts occurring as a result of residential demolition or condominium conversions.

Review: The City facilitates the relocation of displaced residents in accordance with all applicable State and Federal regulations whenever a project is carried out either directly or indirectly utilizing either State or Federal funding. The City's condominium conversion ordinance provides for tenant notification and exclusive right for the tenant to purchase their unit or receive relocation assistance. Displacement impacts for private projects are also addressed during the environmental review process.

POLICY 2.4: Promote increased awareness among property owners and residents of the importance of property maintenance to long term housing quality.

Review: The Code Enforcement program focuses on education rather than punitive action. There is also a citizens advisory board (the Committee for a Clean and Beautiful Glendale) in place that conducts programs which address the importance of property maintenance. Additionally, the City uses newspaper articles, flyers and community meetings as part of its outreach efforts to promote housing maintenance.

POLICY 2.5: Encourage compatible design to minimize the impact of intensified reuse of residential land on existing residential development.

Review: The City has implemented a Design Review program in the multifamily residential zones since 1986. In 1991

the process was extended to include all new residences and major exterior remodeling in the single-family zones. As stated in Municipal Code Section 30.16.810, the objectives of the program are:

- a. To protect the community from the adverse effects of poor design and to encourage good professional design practices;
- b. To enhance the beauty, livability and prosperity of the community;
- c. To encourage high quality development;
- d. To discourage poor exterior design, appearance and inferior quality which is likely to have a depreciating effect on the local environment and surrounding area;
- e. To encourage originality, creativity and diversity in design and to avoid monotony;
- f. To ensure the compatibility of multiple-dwelling projects with adjoining single family neighborhoods;
- g. To ensure single family design which is compatible with the character inherent within the surrounding neighborhood.

All projects subject to design review are reviewed by one of two five-member boards. Furthermore, amendments to multifamily development standards comprehensively revised in 1986 were further refined in 1990. Single family development standards underwent a comprehensive review and revision in 1993. The code is updated on an ongoing basis.

POLICY 2.6: Educate property owners on the benefits of home repair and remodeling using design and materials consistent with the historic character of the residence.

Review: Part of the responsibility of the Historic Preservation Commission is "To encourage public understanding and involvement in the unique historical, architectural and environmental heritage of the city through educational and interpretive programs." Both the Historic Preservation Commission and staff regularly advise property owners on the benefits afforded to owners of historic resources and make them aware of their responsibility to maintain their properties. The design review process also fulfills the intent of this policy for structures not designated in the Glendale Register of Historic Resources.

POLICY 2.7: Encourage the retention of existing single family neighborhoods which are economically and physically sound, and monitor the effect of growth and change.

Review: Since adoption of the Housing Element in 1989, the City has further refined the standards for the single and multiple family residential zones. In the 1990 Zoning Ordinance revisions, the City reduced densities in many of the multiple family zones in an effort to provide greater compatibility with existing development. Design standards were improved to ensure better quality projects.

GOAL 3: PROVIDE INCREASED OPPORTUNITIES FOR HOME OWNERSHIP

POLICY 3.1: Encourage alternative forms of home ownership, such as shared equity ownership and limited equity cooperatives.

Review: The City of Glendale provides a wide variety of home ownership options including single-family houses on individual sites, condominium apartment buildings and planned residential developments. However, community apartment projects and stock cooperatives are now considered to be inappropriate for legal reasons. The City provides for condominium subdivisions as the preferred form of shared ownership. The City has implemented procedures to convert these types of projects to condominiums pursuant to the State Subdivision Map Act.

POLICY 3.2: Provide favorable home purchasing options to lower income households, such as mortgage revenue bond financing and mortgage interest rate write-down.

Review: The First Time Home Buyer Program was established in 1994 and provides low-interest mortgage assistance loans to assist eligible first time home buyers with the purchase of a home in Glendale. The program provides loans of up to 20 percent of the purchase price, not to exceed \$35,000 for a single family house or \$25,000 for a condominium. The City coordinates with a lender, currently Washington Mutual, which provides the first trust deed. Loans are secured by second trust deeds. Eligible home buyers must have incomes not exceeding 120 percent of the county median income and must contribute a down payment of at least seven percent of the purchase price.

Glendale also participates in the Mortgage Credit Certificate (MCC) Program with the County of Los Angeles. In addition, the City has worked with for-profit and nonprofit housing developers to construct new ownership housing units for sale to low and moderate income households. The City assists eligible home buyers to purchase the newly constructed units

by providing down payment assistance loans similar to those described above.

At this time, the City does not use mortgage revenue bonds or mortgage interest rate write-downs for home ownership.

POLICY 3.3: Facilitate the purchase of units converted to condominium ownership by existing tenants through the use of ownership subsidies.

Review: The City's First Time Home Buyer program (described in the review of Policy 3.2 above) is available to assist eligible tenants that intend to purchase their unit in a condominium conversion. No tenants have yet participated in the program. The City has a program to assist property owners with some of the costs of condominium conversion.

GOAL 4: PROVIDE HOUSING SERVICES TO ADDRESS THE NEEDS OF THE CITY'S LOW AND MODERATE INCOME RESIDENTS

POLICY 4.1: Coordinate housing services for seniors, such as in-home care and counseling for housing-related issues, to allow seniors to remain independent in the community.

Review: The City manages a Care Management Program for low and moderate income senior and disabled residents. The Program provides housing related services to meet the special needs of this population in order to enable them to maintain an independent living situation. Services include assisting clients with filling out forms and applications for Supplemental Security Income and Medi-Cal, referring clients to low-income housing opportunities in the City as well as elsewhere in the County, assisting clients with code enforcement cleanup efforts, arranging legal counseling, enhancing the safety of clients who have a history of falls, and coordinating meals to homebound, at-risk seniors. From July 1, 1998 to June 30, 1999, 267 seniors were assisted. Of that total, 45 percent were from extremely low income households and 48 percent were from female headed households.

POLICY 4.2: Actively market the City's shared housing program as an option for seniors to share existing housing in the community.

Review: Before July 1, 1993, federal Community Development Block Grant funds were used to entirely fund a City-administered Senior Home Sharing Program. Weak resident interest in the program resulted in a low number of participants. The productivity of this housing service no longer

qualifies for CDBG funding, and in July 1993 the program's scope and services were reduced.

From 1989 to 1993, approximately 48 agreements for home-sharing were entered. From 1993 to 1998, under the reduced service level, 15 additional shared housing agreements were entered. The total number of elderly shared housing agreements from 1989-1998 is approximately 63.

No data has been collected to determine if the private, shared housing agreements are in force, or the duration of shared housing living among the participants.

POLICY 4.3: Coordinate with local lending institutions to establish a reverse mortgage program to allow income-poor seniors to remain in their homes.

Review: The private market has promoted reverse mortgages to allow seniors to stay in their homes. To support this concept, the City provides housing rehabilitation grants of up to \$7,500 for eligible seniors with an existing reverse mortgage.

POLICY 4.4: Coordinate with local social service providers in Glendale to address the needs of the City's homeless population. Permit the development of transitional housing in the City's multifamily residential zones in locations close to services, subject to a Conditional Use Permit.

Review: The City provides a comprehensive range of services for the homeless. Transitional housing is permitted by right in residential zones. Transitional housing projects the City has assisted include:

- Euclid Villa, a joint project with Pasadena operated by Union Station Foundation, with 6 units currently open and 9 more opening early in 2000;
- Hamilton Ct., 16 units developed in conjunction with the local YWCA, for female headed households with a focus on victims of domestic violence;
- Step Ahead operated by YWCA, 10 beds for single women who are victims of domestic violence; and
- A "scattered site" family transitional housing project of 12 units still in the planning stages, jointly developed with the Institute for Urban Research and Development; and
- Nancy Painter Home operated by the Salvation Army Glendale Corps., with 18 beds for 4 to 5 families in a group-home setting.

For further details about the City's homeless programs, see Chapter 4, Section 4.3, of the Housing Element and Appendix A.

GOAL 5: PROVIDE ADEQUATE ACCESSIBILITY TO HOUSING OPPORTUNITIES

POLICY 5.1: Affirm a positive action posture which will assure that unrestricted access is available to the community.

Review: The City of Glendale is committed to providing adequate accessibility to housing opportunities for all of Glendale's residents. In 1997, the City administered an Analysis of Impediments (A.I.) to Fair Housing Choice Study, prepared by the Fair Housing Council of San Gabriel Valley (FHC/SGV). The A.I. describes the demographics of the population, the housing profile, existing housing facilities, a five year housing strategy and an evaluation of Glendale's Fair Housing Profile. The City has taken a number of steps to address the concerns and recommendations in the A.I.

Recommendations made in the Analysis of Impediments included increasing the supply of affordable housing and providing rental assistance to low income populations. The City has developed housing resources for extremely low, low, and moderate income households through housing projects, first time home buyer opportunities, Section 8 Rental Assistance, and rental subsidies for people with special needs.

To ensure projects are meeting priorities with respect to serving targeted populations, demographic data is routinely collected and analyzed by the City. This information is also used to determine that housing and supportive services are fully accessible.

Resources are also available to people who think they have been discriminated against. Since 1995, the City of Glendale has contracted with the FHC/SGV to provide a variety of services, including investigating housing discrimination cases, outreach, mediation services, and education to renters, landlords, and professionals in housing. In November 1998, the City and the FHC/SGV presented a fair housing workshop that targeted landlords and apartment managers. Over 70 persons attended the workshop. A similar workshop was presented in April, 1999 for renters and landlords. Outreach for workshops targets owners of multifamily properties and residents in low income neighborhoods. Outreach and workshops are targeted to include non-English speaking segments of the community. The City is currently updating a timeline



to identify what other actions will be taken to address impediments.

City staff also provides support to the Glendale Homeless Coalition, whose mission is to develop housing choices for people coming through the homeless continuum of care. The Glendale Homeless Coalition is made up of representatives from the private sector, nonprofit agencies, local government, public agencies, formerly homeless individuals, and concerned community members.

POLICY 5.2: Ensure full implementation of Glendale's Fair Housing Plan.

Review: The City's Community Development & Housing Division administers and monitors services related to Fair Housing in Glendale. The City's Analysis of Impediments is updated on a four year cycle and is regularly studied to assure that housing impediments are being properly addressed. Prior to 1995, residents contacted the Community Development & Housing Division for discrimination complaints and tenant/landlord issues. Since 1995, the City has contracted with the Fair Housing Council of San Gabriel Valley to provide services in the Fair Housing Plan.

GOAL 6: ENSURE THAT NEW HOUSING IS SENSITIVE TO ENVIRONMENTAL AND SOCIAL NEEDS.

POLICY 6.1: Balance future population growth to prevent the overcrowding and over-saturation of existing community resources, and preserve the uniqueness of Glendale as a desirable residential community.

Review: The City of Glendale has revised its General Plan and zoning categories since the adoption of the Housing Element in 1989. Modification to multiple family densities and the review of hillside development standards has helped to ensure that future population growth is within the ability of the community to provide services and community resources. Furthermore, the City of Glendale has repealed a Building Cap Ordinance that was initially established in 1990 for the purpose of regulating the rate, distribution and quality of residential development in the City. The present rate of housing growth does not warrant the enactment of such regulations.

POLICY 6.2: Identify existing neighborhoods within the community based on common residential use patterns, historical precedence or social groupings. Utilize identified neighborhoods as key elements in creating plans and programs to

maintain or improve the character and quality of existing housing and housing environments.

Review: The City of Glendale has begun a neighborhood planning process. The first program is focused upon the Pacific-Edison neighborhood in an effort to achieve the above objectives. Further neighborhood planning efforts are planned for the future.

POLICY 6.3: Continue to coordinate land use and zoning regulations pertaining to residential development into a long term plan.

Review: The City of Glendale continually reviews specific issues regarding land use and zoning categories. Most recently the City has concentrated its efforts on a home ownership program to promote home ownership in Glendale in order to increase the ratio of home owners versus renters. The City is also considering amendments to the General Plan to promote the development of housing in the downtown.

POLICY 6.4: Ensure the variety and visual appeal of residential development in Glendale through project review by the City's Design Review Board.

Review: As noted earlier, in 1986 the Design Review process was established in Glendale which included review of multiple family residential projects. In 1991, the Design Review process was expanded to incorporate single family homes.

POLICY 6.5: Review and amend as appropriate existing residential zoning standards to require adequate open space and recreational amenities in new development.

Review: The revised multiple family design standards adopted by Council in 1990 required an increased amount of private open space and recreational amenities in multiple family residential projects.

POLICY 6.6: Require residential projects situated in mountainous terrain to preserve major ridgelines and other significant environmental features.

Review: In 1993, the City adopted a major hillside development program which resulted in the expansion of the preservation of ridgelines. The preservation of secondary ridgelines, blueline streams and a greater amount of open space were incorporated into the City's regulatory process.

POLICY 6.7: Preserve scale, historic continuity, and a sense of community in new areas of multifamily development.

Review: Since the last revision of the Housing Element in 1989, the City has adopted a new Historic Preservation Element, Register of Historic Resources and Historic Preservation Ordinance. These documents implement the above policy. The continued efforts of the Historic Preservation Commission and the work toward the establishment of historic districts also furthers the above concept.

3.2 REVIEW OF THE FIVE YEAR ACTION PLAN

PROGRAM STRATEGY #1: PRESERVATION AND ENHANCEMENT OF EXISTING HOUSING STOCK

1a. Rehabilitation Loan and Grant Programs

Goals:

- 400 rental rehabilitation units
- 125 single family rehabilitation loans
- 15 apartment rehabilitation loans / 80 units

Review: Between June, 1989 and July, 1999, the following numbers of loans and grants were completed:

- 275 rental units
- 229 single family units under the rehabilitation loan/grant program
- 49 apartment rehabilitation loans for 562 units

1b. Handicapped Grant Program

Goals:

- 10 home owner units
- 10 renter units

Review: Between 6/89 and 8/99, the City provided the following number of handicapped grants to low income households:

- 10 home owner units
- 28 renter units

1c. Insulation Grant Program

Goals:

- 15 units occupied by low-income seniors

Review: Insulation grants were available through the City's housing rehabilitation loan and grant program. The City currently makes available various programs through Glendale Water and Power (GWP) to assist customers in reducing their energy and water consumption, including low-income

utility rate assistance and identification of efficiency measures for residential and commercial property.

1d. Code Enforcement

Goals:

- Reduce code violations in 5,000 dwellings

Review: The City initiated a Code Enforcement program in 1984. Approximately 1,400 inspections were conducted in 1998, leading to approximately 1,200 code citations. Between 1995 and 1999, 6,300 properties were brought into compliance through the program. Redevelopment Set-Aside funds provide some of the funding for the program. Code Enforcement staff work closely with the residential rehabilitation program staff to offer loans and grants to eligible property owners.

1e. Conservation of Existing and Future Affordable Units

Goals:

- Develop an early warning system for subsidized units with the potential to convert to market rate;
- Provide continued public subsidy as available to units which do convert to market rate;
- File affordable housing covenants/deed restrictions on future publicly assisted projects.

Review: The City is prepared to provide financial assistance to prevent the loss of the existing 402 low-income affordable units currently assisted by HUD Section 202, 221.d.3, or 811 rental assistance programs. These projects are currently owned and managed by experienced nonprofit housing organizations. These organizations have indicated their desire to continue the use of these projects as affordable housing. The City's assistance to these projects will be in the form of a 30-40 year loan, which requires affordability restrictions as well as income restrictions for the tenants.

PROGRAM STRATEGY #2: PRODUCTION OF AFFORDABLE HOUSING

2a. Land Assemblage and Write Down

Goals:

- 101 units

Review: The City has used both CDBG and redevelopment set-aside funds to write-down the land costs for affordable housing development. The City is now also using federal HOME funds for this same purpose. Over the past 10 years, the City has assisted in the development of 142 units plus three group homes accommodating 31 people using a land-



write down strategy. There were an additional 138 units under construction as of August 1999 which were assisted by the City with land assemblage or write-down.

2b. Density Bonus Program/Project-based Rental Assistance

Goals:

- 200 affordable units

Review: Since 1989, Glendale granted density bonuses to ten housing projects having a combined total of 288 affordable housing units. Nine of the ten density bonus projects also received funding assistance from the City. Of the 288 affordable housing units resulting from density bonus projects, 68 units are considered affordable “family” housing and 220 are considered affordable “senior” housing. Redevelopment set-aside monies are used to provide annual rent subsidies to 21 affordable senior housing units.

2c. Mortgage Revenue Bond Financing

Goals:

- One project (estimated 25 units)

Review: Glendale has utilized mortgage revenue bond financing to assist in funding the Orange Grove Avenue Project. The project consists of new construction of 24 rental housing units developed as permanent housing for families assisted through Glendale’s Continuum of Care for the Homeless. All 24 units are reserved for lower income households.

2d. Nonprofit Construction

Goals:

- Coordinate with local nonprofit groups, or encourage the formation of a housing development corporation by interested persons in the community.

Review: The City has worked with a number of nonprofit housing developers over the past 10 years to develop new housing as well as to acquire and rehabilitate existing housing. The established nonprofit organizations the City has worked with are Southern California Presbyterian Homes, The Salvation Army, Glendale Association for the Retarded, Pacific Housing Alliance, San Gabriel Valley Habitat for Humanity, Crippled Children’s Society, West Hollywood Community Development Corporation, the YMCA and the YWCA. The City has also been involved in the creation of some additional nonprofit organizations: Hamilton Court Housing Corporation, and the Institute for Urban Research and Development.

These various nonprofit housing corporations have been responsible for the development or rehabilitation of 152 affordable housing units with an additional 41 people served in four group homes over the past ten years. As of August 1999, nonprofit housing developers were constructing an additional 148 units of affordable housing. Nonprofit housing developers are also responsible for the ongoing management of an additional 302 affordable housing units and two group homes accommodating up to 27 people.

The biggest change has been the creation of Glendale’s Homeless Coalition, a group of nonprofit service providers, business representatives, church representatives, homeless people, and City staff that oversee the implementation of Glendale’s Continuum of Care for the Homeless. The Continuum of Care includes outreach, social services, emergency shelters, transitional housing, permanent housing with social services, and home ownership.

2e. Residential Mixed-use

Goals:

- No specific target, dependent on developer interest

Review: The development of mixed-use projects in the downtown area of Glendale has been dependent on developer interest and ability to obtain funding. These have been lacking over the past 10 years. However, there is a new interest in developing housing in the downtown areas which is being explored by the Redevelopment Agency, the Planning Division and the Community Development & Housing Division as specific proposals are brought by developers for consideration.

PROGRAM STRATEGY #3: RENTAL ASSISTANCE

3a. Section 8 Rental Assistance Payments/Housing Vouchers.

Goals:

- Continued subsidy to 920 households, with subsidy to an additional 280 units annually

Review: HUD awarded an additional 275 units of Section 8 tenant-based rental assistance during the period of 1989 – 1998, bringing the total number of Section 8 subsidies available in the community to 1,265. The majority of these additional units were received in 1994 following the Northridge Earthquake Disaster. HUD selected Glendale, and five other area localities to release Emergency Section 8 certificates in response to the disaster.

Federal support of the Section 8 program saw an historic reversal beginning in 1995, and Congressional appropriations for the Section 8 program have been frozen. No new housing vouchers have been provided since 1994, and the program has not expanded since 1994.

3b. Extended Eviction Notice Regulation

Goals:

- Ensure 90 day eviction notice is implemented and provide tenant counseling relative to the program, particularly to the elderly.

Review: This has been implemented on a case-by-case basis for projects involving the demolition of residential units. This is usually accomplished through the environmental review process as a mitigation measure.

PROGRAM STRATEGY #4: INCREASED HOME OWNERSHIP OPPORTUNITIES

4a. Condominium Conversion Ordinance

Goals:

- No specific target. Dependent on future condominium conversions activity.

Review: To make condominium conversions affordable, the City offers down payment assistance loans through its First Time Home Buyer Program to low and moderate income tenants intending to buy their converted units. The City has a program to assist property owners with some of the costs of condominium conversion.

4b. Shared Equity Program

Goals:

- 10 households

Review: Glendale established its First Time Home Buyer Program in 1994. Since then, the City has provided 188 low-interest mortgage assistance loans to assist eligible low and moderate income first time home buyers with the purchase of a home in Glendale.

4c. Limited Equity Cooperatives

Goals:

- Provide technical assistance to groups trying to form a co-op.

Review: Co-ops are no longer allowed under State law, making this goal infeasible. The City, however, has in place a process to allow the conversion of a co-op to a condominium form of ownership.

PROGRAM STRATEGY #5: HOUSING SERVICES

5a. Case Management Services

Goals:

- No specific target

Review: As described under Policy 4.1, the City manages a Case Management Program for low and moderate income senior and disabled residents. The Program provides housing related services to meet the special needs of this population in order to enable them to maintain an independent living situation. During fiscal year 1998-1999, 267 seniors were assisted.

5b. Home Sharing.

Goals:

- 50 roommate matches per year

Review: The program is currently inactive. Interested seniors access a Senior Home Sharing Program, funded by the Los Angeles County Council on Aging, serving area residents through a nonprofit organization located in the adjacent community of Burbank.

5c. Reverse Mortgage Program

Goals:

- Establish a Reverse Mortgage Program

Review: The private market has promoted reverse mortgages to allow seniors to stay in their homes. To support this concept, the City provides housing rehabilitation grants of up to \$7,500 for eligible seniors with an existing reverse mortgage.

5d. Homeless Services

Goals:

- Continue current funding, coordinate efforts with local service groups, and specifically work towards development of a transitional housing facility.

Review: As described in Chapter 4 and in the Appendix on Homeless Services, the City provides extensive assistance to the homeless, including housing and employment assistance, counseling and meals. The City implemented a year-round emergency shelter and several transitional housing programs.

PROGRAM STRATEGY #6: FAIR HOUSING

6a. Fair Housing Plan

Goals:

- Continue implementation of the Fair Housing Plan through compliance monitoring and possibly through education/outreach programs.



Review: The City first formalized a Fair Housing Plan in 1982. The plan was most recently updated in 1997 through an Analysis of Impediments that examines what changes the City can make to ensure housing opportunities. Services related to housing discrimination and tenant/landlord conflict are available through the Fair Housing Council of San Gabriel Valley (FHC/SGV). City Departments refer residents and property managers to the FHC/SGV, where services are available in English, Spanish, and Armenian. The Council investigates discrimination by sending testers and making phone calls to landlords and management companies who are suspected of unfair housing practices. Discrimination complaints are resolved either through litigation or conciliation. Education efforts are made through the distribution of the *Guide to Residential Tenants' and Landlords' Rights and Responsibilities* produced by the State Department of Consumer Affairs, the annual proclamation of April as Fair Housing Month in Glendale, by representation of the FHC/SGV in community fairs, and through community workshops on fair housing.

3.3 DIFFERENCES BETWEEN PROPOSED ACTIONS AND ACCOMPLISHMENTS

The City has in large part succeeded in accomplishing, and in many cases has far exceeded, the goals established in the previous housing element. The designation of a variety of land use types, the revision of zoning that implements these patterns, minimization of City obstacles to housing projects, and the facilitation of numerous affordable and special needs housing projects have all been implemented to meet these goals to varying degrees. In some cases, the City has exceeded its quantitative goals. As of 1998, the number of rehabilitation loans and grants (excepting rental units), handicapped grants, dwellings improved through code enforcement, land cost write-downs, affordable housing units facilitated by density bonuses, and Section 8 rental assistance payments/ housing vouchers have all exceeded the quantitative goals of the previous housing element.

A few of the goals defined in the previous housing element have not yet been achieved for a variety of reasons. The City found that the City's zoning distribution is unique, and that special circumstances of topography and narrow streets in the hillsides exist which makes increased densities problematic in these areas. Furthermore, an extensive amount of underdeveloped multifamily properties are available to accommodate additional dwelling units.

The Senior Home Sharing Program, which was recommended as a means of meeting the need for senior housing, has experienced weak resident interest as a City program. As a result, funding for this program has been discontinued. However, a similar program is accessible to interested Glendale seniors in neighboring Burbank through the nonprofit Los Angeles County Council on Aging.

The City has not established any reverse mortgage programs for seniors since the City has also supported this type of program through housing rehabilitation grants for eligible seniors with existing reverse mortgages. Lending institutions have begun to accommodate reverse mortgage programs. The City refers seniors to lending institutions that provide reverse mortgage programs as part of its case management program.



HOUSING NEEDS ASSESSMENT

4.1 EXISTING HOUSEHOLD CONDITIONS

The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through blood or marriage, and unrelated individuals living together. Household information such as household composition, household size, and household income provides the necessary base for the analysis of housing needs in a community.

COMPOSITION

In 1990, there were 68,604 households in Glendale. According to the California Department of Finance, the City had grown to 73,609 households by the end of 1998, representing a 7.3 percent increase during the eight year period. Renters comprised 61.3 percent of the households and home owners 38.7 percent.

Families represented 65 percent of the City's households in 1990 compared to 67 percent of all households in the County. The proportion of single-person households, a portion of which are elderly, had dropped from 34 percent in 1980 to

28 percent in 1990. An estimated 7 percent of the City's households fall within the "other" category, representing individuals who share a housing unit and are not related by blood or marriage. This growth in family households reflects the in-migration of ethnic groups into Glendale with more traditional family groupings as well as the high cost of housing.

AGE COMPOSITION

The median age in Glendale was 34.3 in 1990 (Exhibit 4-2), as compared to 29.8 in the County, 31.5 in California, and 32.8 in the United States. This higher median age in Glendale reflects the City's large elderly population and its traditionally higher priced housing stock deterring first time home buyers and young families. However, this is changing since the median age in Glendale was higher (35.7) in 1980 compared to the median age in 1990. The falling median age is reflected in changes in the relative proportions of various age groups. There has been a slight decrease in Glendale's population aged 45 years or older, and in the 10-24 age group. The proportion of children under age 9 and persons aged 25-44 has increased. Results of the census indicates a

EXHIBIT 4-1 HOUSEHOLD TYPE 1980 AND 1990

	1980		1990	
	Number	Percent	Number	Percent
Families	35,988	61	44,838	65
Singles	20,072	34	19,062	28
Other	3,279	5	4,704	7
Total	59,339	100	68,604	100

Source: 1980 & 1990 U.S.Census

EXHIBIT 4-2 AGE AND GENDER CHARACTERISTICS OF POPULATION, 1980 AND 1990

Age Range	1980		1990	
	Number	Percent	Number	Percent
Under 5	7,255	5.2	11,910	6.6
5-9	7,317	5.2	10,982	6.1
10-14	8,478	6.1	9,985	5.6
15-19	9,973	7.2	10,659	5.9
20-24	12,206	8.8	13,607	7.5
25-34	22,832	16.4	35,302	19.6
35-44	17,035	12.3	28,778	16.0
45-54	15,268	11.0	19,400	10.8
55-64	16,009	11.5	15,438	8.6
65+	22,687	16.3	23,977	13.3
Total	139,060	100	180,038	100
Gender				
Female	74,392	53.5	93,432	51.9
Male	64,668	46.5	86,606	48.1
Median Age	35.7		34.3	

Source: 1980 & 1990 U.S. Census

growing number of new families moving to Glendale. This is likely due to an influx of young families to Glendale during the wave of growth the City experienced in the 1980's.

RACE AND ETHNICITY

Exhibit 4-3 describes the racial and ethnic composition of Glendale residents in 1980 and 1990. The majority of the City's residents described their race as White in 1980 (75.5 percent), a much larger proportion than County-wide (56.8 percent). The proportion of Whites decreased slightly to 63.7 percent in 1990. The second largest ethnic group in the

City consists of persons of Hispanic origin, representing an estimated 20.9 percent of the City's 1990 population, which reflects a slight increase from their 17.8 percent in 1980. It should be noted, however, that "Persons of Hispanic Origin" is now a self-designated category separate from race. Asian/Pacific Island and Black populations have more than doubled between 1980 and 1990. Asian/Pacific Islanders constitute an estimated 13.7 percent of the population in 1990, as compared to 6.0 percent in 1980. African Americans constitute 2,065 in 1990 compared to 431 in 1980. However, African Americans, American Indians and "Other" ethnic

EXHIBIT 4-3 RACE AND ETHNICITY, 1980 AND 1990

Race/Ethnicity	1980		1990	
	Number	Percent	Number	Percent
Persons not of Hispanic Origin				
White	103,441	74.39	116,210	64.55
Black	428	0.31	1,902	1.06
American Indian, Eskimo, Aleut	682	0.49	404	0.22
Asian/Pacific Islander	7,853	5.65	24,990	13.88
Other	1,971	1.42	307	0.17
Persons of Hispanic Origin				
White	16,521	11.88	17,534	9.74
Black	32	0.02	128	0.07
American Indian, Eskimo, Aleut	---	0.00	157	0.09
Asian/Pacific Islander	---	0.00	481	0.27
Other	8,132	5.88	17,925	9.96
Total	139,060		180,038	

*Note that the U.S. Census Bureau separated questions of race from Hispanic origin. As such, those who identified themselves as Hispanic also identified themselves by race separately.

Source: 1980 & 1990 U.S. Census

groups are the least represented, in total comprising an estimated 1.7 percent of Glendale's 1990 population. This nonetheless represents an increase from 1980 when these three ethnic groups comprised only 0.7 percent of the City's population. These trends are consistent with the State of California's Demographic Research Unit's estimations that Hispanic and Asian/Pacific Island populations have grown the most rapidly of any racial/ethnic group in California between 1990 and 1995.

Within these broader categories of racial and Hispanic origins Glendale's population is comprised of dozens of ancestral groups. While the majority of Glendale residents described their primary ancestral group as being one of many European identities, the two largest ancestral groups in 1990 were Armenian at 17.1 percent of the City's population and Mexican at 10.7 percent of the City's population (U.S. Census Bureau 1990). The third largest non-European ancestral group was Korean, which represented 5.2 percent of Glendale's population in 1990.

SIZE

Household size is an important indicator identifying sources of population growth, as well as overcrowding in individual housing units. A city's average household size will increase over time if there is a trend towards larger families.

Average household size in Glendale was 2.30 persons in 1980 and 2.59 persons per unit in 1990 and, according to the State Department of Finance, has increased to 2.71 by the end of 1998. Several factors in Glendale influenced this trend. While proportional increases in multifamily housing development of the magnitude experienced in Glendale in 1980s would normally result in a reduced household size, many of the City's new multifamily units are occupied by ethnic groups which historically have had large families. In addition, the high cost of rent and home ownership may encourage people to share housing expenses.

OVERCROWDING

The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches. Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for their residents. According to figures from the 1990 Census, 18.3 percent (12,562 units) of the occupied housing in Glendale was considered overcrowded; for the County the figure is 19.2 percent. Compared to 1980 when the incidence of overcrowding in Glendale was approximately 7 percent, overcrowding has increased significantly. Exhibit 4-4 shows that 7,783 of the units or 11.3 percent were con-

EXHIBIT 4-4 EXTREMELY OVERCROWDED¹ HOUSING UNITS BY TENURE, 1990

Jurisdiction	Owner Occupied			Renter Occupied			Total Occupied		
	Units	Extremely Overcrowded	Percent	Units	Extremely Overcrowded	Percent	Units	Extremely Overcrowded	Percent
Glendale	26,554	771	2.9	42,050	7,012	16.7	68,604	7,783	11.3
Burbank	17,949	340	1.9	21,326	1,910	9.0	39,275	2,250	5.7
La Canada/ Flintridge	6,065	30	0.5	629	15	2.4	6,694	45	0.7
Los Angeles City	479,868	25,404	5.3	737,537	165,583	22.5	1,217,405	190,987	15.7
Pasadena	23,227	849	3.7	26,972	3,335	12.4	50,199	4,184	8.3
South Pasadena	4,543	67	1.5	5,689	214	3.8	10,232	281	2.7
Los Angeles County	1,440,830	75,806	5.3	1,548,722	297,297	19.2	2,989,552	373,103	12.5

¹ Extremely overcrowded housing is defined by the Census as units with >1.51 persons per room, excluding kitchens, bathrooms, hallways and porches.
Source: SCAG Extreme Overcrowding in Rentals, May 18, 1995.

EXHIBIT 4-5 1989 MEDIAN HOUSEHOLD AND FAMILY INCOME: GLENDALE AND SURROUNDING AREAS

Jurisdiction	Median Household Income	Percent Above/Below County Median	Median Family Income	Percent Above/Below County Median
Glendale	\$34,372	-1.7	\$39,652	+1.6
Burbank	\$35,959	+2.8	\$42,138	+8.0
La Canada/Flintridge	\$78,965	+125.8	\$87,031	+123.0
Los Angeles City	\$30,925	-11.5	\$34,364	-12.0
Pasadena	\$35,103	+0.4	\$40,435	+3.6
South Pasadena	\$43,043	+23.1	\$55,808	+43.0
Los Angeles County	\$34,965	N/A	\$39,035	N/A

Source: 1990 U.S. Census

sidered extremely overcrowded (more than 1.51 persons per room) compared to 12.5 percent for the County.

HOUSEHOLD INCOME

Household income is an important factor with respect to housing affordability. While upper income households have more discretionary income to spend on housing, low and moderate income households are more limited in the range of housing they can afford. The presence of a large number of low and moderate income households in a region where housing costs are high is indicative of a high level of housing overpayment.

Glendale's median household income in 1989 was \$34,372, whereas median family income was slightly higher at \$39,652 (see Exhibit 4-5). According to the 1989 Census data, household incomes in Glendale were 1.7 percent lower than the County and family incomes 1.6 percent higher. There are wide variations in income levels among nearby jurisdictions.

For example, the City of La Canada Flintridge had a median household income 125.8 percent higher than the County median, while the median household income in the City of Los Angeles is 11.5 percent lower than the median for the County. Glendale's household income was roughly comparable to that in the cities of Burbank and Pasadena and was surpassed by the nearby cities of La Canada Flintridge and South Pasadena.

The Federal Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development have developed the following income categories and their definitions:

- Extremely Low Income--households earning less than 30 percent of the regional (County) median
- Very Low Income--households earning between 30 and 50 percent of the regional (County) median
- Low Income--between 51 and 80 percent of the County median

- Moderate Income--between 81 and 120 percent of the County median
- Upper Income--greater than 120 percent of the County median

Between 1979 and 1989, the number of persons below the poverty level increased in the city by 45 percent (Exhibit 4-6). The census tracts with the highest poverty rates are concentrated in the southern areas of the City (Exhibit 4-7). As shown in Exhibit 4-8, the proportion of Low Income and

Moderate Income households in the City was essentially unchanged between 1988 and 1998. The proportion of Extremely Low/Very Low Income households increased slightly from 23.2 to 26.5 percent, while the proportion of Upper Income households dropped from 40.3 to 36.3 percent during the ten year period. The Upper Income households represent the largest number of households in the City of the four groups, and over 56 percent of all households are either in the Moderate or Upper Income categories. Overall, the

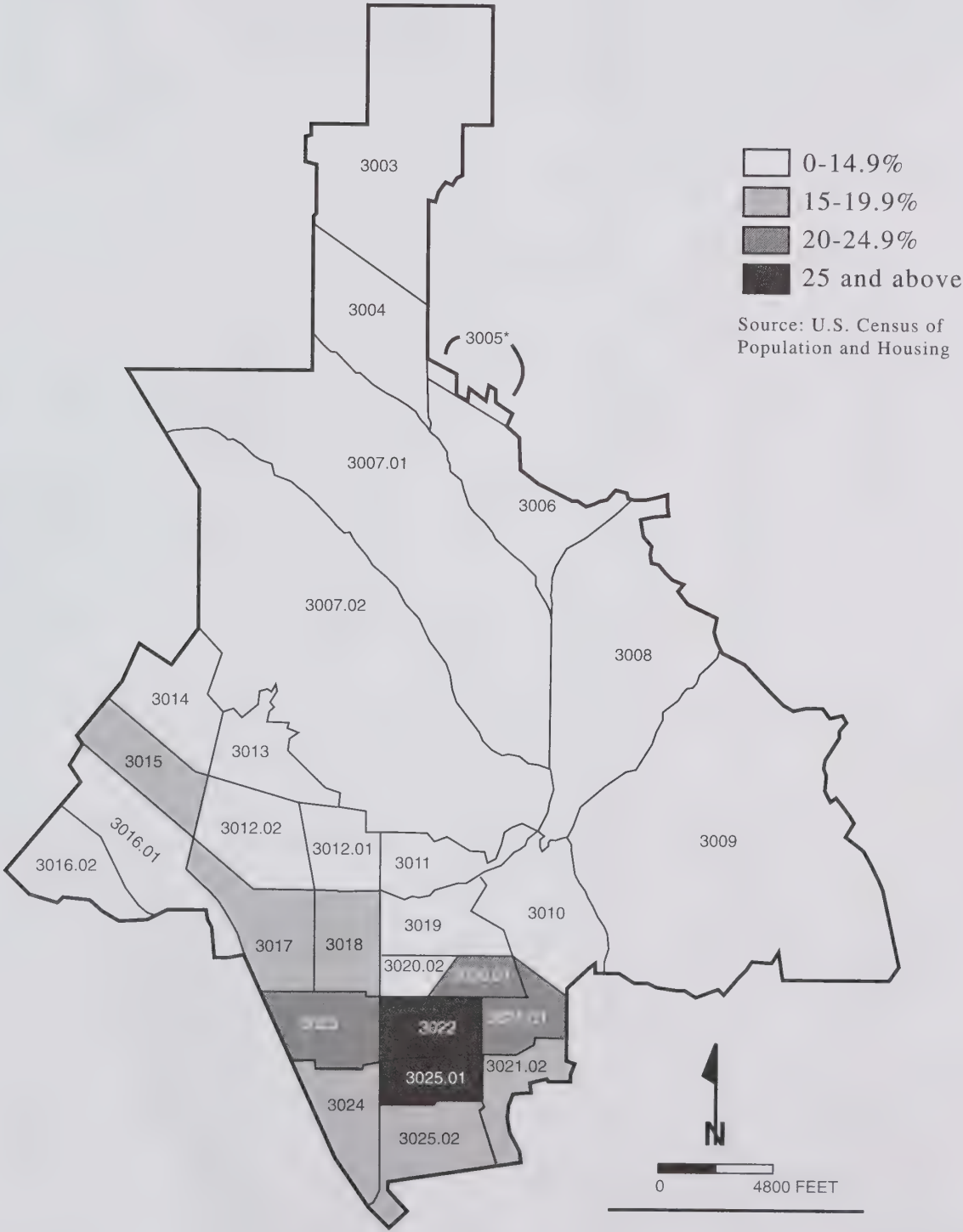
EXHIBIT 4-6 POPULATION AT OR BELOW POVERTY LEVEL BY CENSUS TRACT, 1979-1989

Census Tract	Population 1980	Population At or Below Poverty Level 1979		Population 1990	Population At or Below Poverty Level 1989		Increase/ (Decrease) 1979-1989
		Persons	Percentage		Persons	Percentage	
3003	6,469	259	4.0 %	6,009	189	3.2 %	(.8)
3004	4,936	265	5.4 %	5,211	295	5.6 %	.2
3005	1,335	183	14.8 %	1,629	237	14.6 %	.3
3006	5,337	339	6.4 %	6,080	162	2.6 %	3.7
3007.01	5,196	126	2.4 %	5,609	200	3.6 %	1.2
3007.02	4,843	280	5.8 %	5,459	173	3.2 %	(2.6)
3008	5,499	332	6.0 %	6,668	389	5.8 %	(.2)
3009	6,399	322	5.1 %	6,800	314	4.6 %	(.5)
3010	4,419	318	7.4 %	4,845	551	11.4 %	4
3011	5,364	323	6.0 %	5,844	639	11.0 %	5
3012.01	5,529	706	6.5 %	7,654	561	7.3 %	.8
3012.02	5,337	310	5.8 %	7,005	933	13.3 %	7.5
3013	2,202	105	4.9 %	1,974	98	5.0 %	.1
3014	3,729	180	4.8 %	3,606	55	1.5 %	(3.3)
3015	4,921	370	7.5 %	8,133	1,381	17.1 %	9.5
3016.01	7,800	1,034	13.5 %	6,633	1,137	14.7 %	3.6
3016.02	-----	-----	-----	4,034	593	14.7 %	***
3017	5,826	513	9.1 %	7,891	1,388	17.6 %	8.5
3018	4,507	539	12.1 %	6,969	1,316	18.9 %	6.8
3019	4,483	415	9.6 %	6,123	544	8.9 %	(.7)
3020.01	6,438	996	15.6 %	7,287	1,532	21.0 %	5.4
3020.02	-----	-----	-----	3,102	422	13.6 %	***
3021.01	6,104	840	14.1 %	9,290	1,952	21.0 %	6.9
3021.02	5,222	434	8.7 %	6,572	1,243	18.9 %	10.2
3022	5,195	803	15.5 %	8,791	2,653	30.2 %	14.7
3023	6,422	1,034	17.1 %	9,256	1,924	20.8 %	3.7
3024	4,635	1,156	26.0 %	5,477	1,044	19.1 %	(6.9)
3025.01	5,655	1,130	20.1 %	8,966	2,382	26.6 %	6.5
3.25.02	5,258	499	10.0 %	7,101	1,177	16.6 %	6.6
TOTAL	139,060	13,811	9.9 %	180,038	25,484	14.4 %	4.3

Source: U.S. Census of Population and Housing, 1980, 1990

* As defined by the U.S. Census Bureau for 1990-\$12,674 Annual Income

EXHIBIT 4-7 POPULATION BELOW POVERTY LEVEL BY CENSUS TRACT, 1989



data indicate a slight worsening of the economic condition of the households of the City over the past decade.

Household Income by Tenure

According to the Southern California Association of Governments (SCAG), 27,105 housing units in the City were owner-occupied and 42,924 were renter-occupied in 1998. As illustrated in Table 4-9, when renters and home owners are compared, a significantly greater proportion of the City's renters fall within the Extremely Low/Very Low (35.8 vs. 11.8 percent), Low (20.6 vs. 11.2 percent), and Moderate (21.9 vs. 17.6 percent) Income ranges. Almost 60 percent of the City's home owners are in the Upper Income range, compared to only 21.7 percent of renter households. This rela-

tionship illustrates that as households move up in income, they generally choose to purchase their own homes.

Overpayment

Since 1980, HUD has defined housing overpayment as the payment of 30 percent or more of household income for housing, including the basic rent or mortgage payment, and other related housing costs such as utilities, parking costs, home owner insurance and taxes, and home owner association fees. Overpayment is an indicator of the gap between income and affordable housing.

According to the 1990 Census, 48 percent of all renter-occupied households and 23 percent of all owner-occupied house-

EXHIBIT 4-8 INCOME GROUPS: 1988 & 1998

Income Group	1988		1998	
	Number of Households	Proportion of Households	Number of Households	Proportion of Households
Extremely Low/Very Low Income (<50% County median income)	13,786	23.2%	18,573	26.5%
Low Income (50% - 80% County median income)	10,174	17.2%	11,863	16.9%
Moderate Income (80% - 120% County median income)	11,471	19.3%	14,173	20.2%
Above Moderate (>120% County median income)	23,908	40.3%	25,419	36.3%
Total	59,339	100%	70,028	100%

Source: 1989 Housing Element Revision
SCAG, 1999

EXHIBIT 4-9 1998 INCOME DISTRIBUTION BY TENURE, OCCUPIED UNITS

Income Group	Owner		Renter	
	Number	Percent	Number	Percent
Very Low	3,193	12%	15,380	36%
Low	3,026	11%	8,837	21%
Moderate	4,764	18%	9,409	22%
Upper	16,122	59%	9,297	22%
Total	27,105	38.7%	42,923	61.3%

Source: SCAG 1999

holds in Glendale were burdened by housing overpayment. In the County as a whole, the figures are 49 and 31 percent, respectively. As could be expected, housing overpayment was a greater problem the lower the income group of the household.

4.2 GROUPS WITH SPECIAL HOUSING NEEDS

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Glendale, these "special needs" households include the elderly, handicapped persons, large families, female-headed households, persons with HIV/ AIDS and the homeless as depicted in Exhibits 4-10 and 4-11.

THE ELDERLY

The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. Glendale's elderly population, residents over 65 years of age, represents 13.3 percent (23,977 persons) of the City's 1990 population.

The City's Comprehensive Housing Affordability Strategy estimates that 5,576 or approximately 23 percent of the elderly households in Glendale are lower income households in need of housing assistance. Approximately one third of the Section 8 waiting list is elderly; the remaining two thirds are families.

PHYSICALLY DISABLED PERSONS

Physical disability can hinder access to housing units of typical design as well as limit the ability to earn adequate income. An estimated 21,887 Glendale residents had work disabilities, mobility and/or selfcare limitation in 1990, comprising 12 percent of the City's population (see Exhibit 4-10).

Housing opportunities for the handicapped can be maximized through the provision of barrier-free housing. The City currently offers a rehabilitation grant program to disabled renters and home owners for home modifications, such as ramps, grab bars and widened doorways to improve handicapped accessibility. The City has also funded several housing projects specifically for the disabled, including the Maple Park and Ivy Glen Apartments administered by the Crippled Children's Society, and the Hamilton House, Alma House and David Gogian House which are administered by the Glendale Association for the Retarded.

LARGE FAMILIES

Large families and households are identified as groups with special housing needs based on the limited availability of adequately sized, affordable housing units. Often, large households consist of multiple families sharing a residence out of economic necessity. Overcrowding of smaller dwelling units accelerates unit deterioration. In addition, large families often have difficulty finding rental units which qualify for Section 8 housing assistance as many larger units exceed maxi-

EXHIBIT 4-10 SPECIAL NEEDS POPULATION IN NEED OF SUPPORTIVE HOUSING

Special Needs Groups	Number of Persons	% of Total Population
Disabled Persons	21,887	12%
Persons w/drug and/or alcohol addictions	4,595-5,038	2-3%
Persons w/HIV/AIDS or related diseases	406-609	<1%

Source: Glendale's 1995 Consolidated Plan

EXHIBIT 4-11 SPECIAL NEEDS HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE

Special Needs Groups	Number of Households	% of Total Households
Elderly Households	5,576	8%
Female Headed Households with children present	1,290	2%
Low Income Large Families	3,317	5%

Source: Glendale's 1995 Consolidated Plan
Glendale's 1994 Comprehensive Housing Affordability Strategy



mum rent limits. Many landlords are also reluctant to rent to large families.

There were 7,670 households with five or more members, representing 11 percent of the City's total households (1990 Census). Of these, 2,777 were in owner-occupied and 4,893 in renter-occupied housing units. Approximately 3,317 large family renters, or 5 percent of total households in Glendale, were low income and in need of housing assistance.

FEMALE-HEADED HOUSEHOLDS

Female-headed households tend to have low incomes, thus limiting housing availability for this group. The 1990 Census indicates that 11 percent (7,234) of the total households in Glendale are female-headed households. Of these households, approximately half (3,583 households) had children present. Approximately 36 percent (1,290 households) of the female headed households with children had incomes below the poverty level.

PERSONS WITH HIV/AIDS OR RELATED DISEASES

The Los Angeles County Health Department reports there are approximately 1,300 residents of Glendale with AIDS (City of Glendale, Community Development and Housing Division, 1999). The National Commission on AIDS estimates that between one-third and one-half of all people infected with AIDS are either homeless or are in imminent danger of becoming homeless. Thus, approximately 400 to 600 AIDS infected persons in Glendale may be in need of supportive housing.

PERSONS WITH DRUG AND/OR ALCOHOL ADDICTION

It is estimated by the National Institute of Alcoholic Abuse and Alcoholism that 14 to 16 percent of the adult male population (9,300-10,700 males) and 6 percent of the adult female population (4,500 females) in Glendale suffer from substance abuse problems. Of these approximately one-third (3,100-3600 men and 1,500 women) may require supportive housing.

4.3 THE NEEDS OF THE HOMELESS

Throughout the country, homelessness has become an increasing problem. Contributing factors include the general lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall

below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill.

NUMBERS OF HOMELESS

In a study conducted in 1999, the Glendale Task Force on Homelessness estimated that there are 418 homeless persons in the City on any given night. The survey found that 70 percent of homeless persons on any given night are single adults while 30 percent are members of homeless families. Among the single adults, 75 percent are men and 25 percent are women (see Exhibit 4-12). Veterans make up 25 percent of men. According to this survey, 12 percent of the City's homeless population are young adults ages between 18 and 24 (see Exhibit 4-13). The survey found that 29 percent of homeless persons in Glendale have problems of substance abuse, 15 percent are dually diagnosed (suffering from both mental illness as well as substance addiction), 22 percent are mentally ill and 3 percent have HIV/AIDS (see Exhibit 4-14). Forty-four percent of adult women and children who are homeless are victims of domestic violence.

PERSONS "AT RISK" OF BECOMING HOMELESS

People "at-risk" of becoming homeless include very low income individuals and families who, because of underemployment or possible loss of employment, are in immediate threat of becoming homeless.

A review of 1990 Census data indicates that in southern Glendale, 22.84 percent of the area's population is at or below the poverty level. These persons are the population most at-risk of becoming homeless. Another indicator of those at-risk is the number of households that pay a high percentage

EXHIBIT 4-12 HOMELESS BY HOUSEHOLD TYPE AND GENDER

Household Type	Number	Percent
Single adults	293	70
Men	220	75
Women	73	25
Persons with Families	125	30
Adults	44	35
Children	81	65
Total	418	100

Source: Glendale Homeless Coalition Continuum of Care Narrative, 1999

EXHIBIT 4-13 HOMELESS BY AGE GROUP

Age Group	Number	Percent
Youth under age 18	84	20
Unaccompanied	3	4
With Families	81	96
Young adults (18-24)	50	12
Adults (25-59)	266	64
Seniors (over 60)	18	4

Source: Glendale Homeless Coalition Continuum of Care Narrative, 1999

of their income for housing. According to the Comprehensive Housing Affordability Strategy (CHAS) Data Book (1993), of the 34,118 households that earn less than 95 percent of the Median Family Income (MFI), 22,107 (65 percent) spend more than 30 percent of their income on housing and 12,654 (37 percent) spend more than 50 percent of their income for housing. The less the household earns, the more likely it is that a higher proportion of income is spent on housing. Eighty percent of the households that earn 0 to 50 percent of the MFI spend more than 30 percent of their income on housing; 73 percent of these households spend more than 50 percent of their income on housing. Of those households that earn 31 to 50 percent of MFI, 82 percent pay more than 30 percent of their income on housing and 44 percent pay more than 50 percent of their income on housing.

County-wide, the poverty rate has remained consistent. In 1979, 15.0 percent of the population in the County was below the poverty level and in 1989, this figure increased minimally to 15.1 percent. As noted earlier, the poverty rate increased dramatically in Glendale in the same period, increasing by 45 percent from the 1979 level. Forty-nine percent of poor families are "working poor" whose wages are insufficient to raise the family out of poverty. Glendale service providers reported that many of their clients are underemployed or unemployed because of shifts in the local economy and a lack of viable job skills. Some individuals and families are unaware of, or ineligible for, the job training and employment assistance resources available in the community. Agencies serving the homeless reported in 1994 that annually they receive requests for services from at least 10,000 persons who are at-risk of homelessness and who live in the Glendale area.

EXHIBIT 4-14 SPECIAL NEEDS AMONG THE HOMELESS

Special Need	Number	Percent
Substance abuse	118	29
Dually diagnosed	63	15
Mentally ill	92	22
HIV/AIDS	13	3

Source: Glendale Homeless Coalition Continuum of Care Narrative, 1999

ETHNIC BACKGROUND OF THE HOMELESS

According to the Glendale Coalition to Coordinate Emergency Food and Shelter, the people who are homeless in Glendale are representative of the people in our community. Based on data acquired by the Coalition, it is estimated that 80 percent of the homeless in Glendale have historic roots in the community that go back five years or more.

During 1998 to 1999, the ethnic distribution of homeless individuals were as follows: 43 percent White, 27 percent Hispanic, 27 percent African American, 2 percent Asian/Pacific Islander, and 1 percent American Indian/Alaskan Eskimo. This reflects the diversity of our community, and it reinforces the need for providing assistance for those within our community who need help.

HOUSING THE HOMELESS

Housing for emergency shelters and transitional housing can take on many different forms. The Zoning Code addresses these issues based upon the characteristics of the project. In some cases, projects could be considered similar to boarding-houses, which are permitted by right in all multiple family zones. In other cases, transitional housing and emergency shelters can be similar to residential units that are permitted by right in all single family and multiple family zones of the City. In other circumstances, emergency shelters and transitional housing could be considered similar to a hotel or motel. These uses are permitted throughout the City's commercial zones. Therefore, depending on the characteristics of the proposal, emergency shelters and transitional housing are permitted by right throughout the City's various zoning districts. Since the City has permitted various emergency shelters and transitional housing projects in both industrial and

residential zones of the City (see list in Appendix A, *Services Provided to the Homeless*), it is evident that current zoning regulations do not represent an impediment to the establishment of this type of housing.

A number of housing and social services are available to the homeless from both the public and private sectors. These are reviewed in detail in Appendix A.

4.4 HOUSING UNIT CHARACTERISTICS

HOUSING GROWTH

While residential development in many urbanized areas has slowed due to the diminishing supply of available land, Glendale experienced substantial growth in its housing stock during the 1980s. Glendale's 1980 housing stock of 61,653 units had increased to 72,114 by 1990, and to 73,611 by January 1999. Comparing the residential growth rates of

Glendale with nearby jurisdictions (see Exhibit 4-15), the City's 7.3 percent increase in housing units during the 1990-1998 period is comparable to the housing growth experienced in these adjacent areas, whereas the growth rate for Burbank was slightly higher. The County as a whole also experienced a higher rate of growth than Glendale, indicating that the City's residential growth rate for the last eight years is less than that occurring in the region.

HOUSING TYPE AND TENURE

Since 1970, the City's composition of single and multi-family units has reversed so that multiple family units have been the predominant housing type, representing 60 percent of the City's 1998 housing stock (Exhibit 4-16). This trend reflects the limited amount of vacant land available for lower density development in Glendale. Single-family residential development has occurred almost exclusively in the City's mountainous areas at very low densities, whereas multi-family development has occurred in much of the City's flatland

EXHIBIT 4-15 HOUSING TRENDS: GLENDALE AND SURROUNDING AREAS

Jurisdiction	Number of Housing Units		Percent Increase
	1990	1999	
Glendale	72,114	73,609	2.1
Burbank	41,216	42,942	4.2
La Canada Flintridge	6,918	7,022	1.5
Los Angeles City	1,299,876	1,331,417	2.4
Pasadena	53,032	54,236	2.3
South Pasadena	10,719	10,797	0.7
Los Angeles County	3,163,343	3,261,750	3.1

Source: 1990 U. S. Census, State of California Department of Finance, 1998

EXHIBIT 4-16 1998 HOUSING UNITS BY TYPE

Housing Type	Number of Housing Units	Percent of Total
Single Family	29,492	40%
Multi-Family	44,119	60%
Apartments	36,843	84%
Condominiums	7,276	16%
Total Units	73,611	100%

Source: City of Glendale Planning Division, GIS Land Use Database, 1998
Los Angeles County Assessor's Office, Dataquick, 1998



areas primarily through the conversion of single-family and lower density residential land uses.

The tenure distribution (owner versus renter) of a community's housing stock influences several aspects of the local housing market. Residential mobility is influenced by tenure, ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.

For the past several decades, Glendale has been a predominantly renter-occupied community. In 1980, 57 percent of the City's housing units were classified as renter-occupied, increasing to 61 percent in 1990. Although this situation can be traced to many factors, much of this can be traced to the significant amount of condominium and multi-family unit development which has occurred in Glendale. Though condominiums are a form of home ownership, many condominiums are used as rental units. Approximately 16 percent (7,276) of all multi-family units are currently under condominium ownership. Many condominium units were created through the conversion of apartment units to condominiums. During this period of time, the City lost nearly 1,250 rental units which were converted to condominiums, though this trend has slowed based on market trends favoring rental construction. In response to the pace of conversions, the City adopted a condominium conversion ordinance in late 1978 which, pursuant to State Law, requires a 180-day eviction notice for existing tenants, offers the right of first purchase to existing tenants and provides reimbursement of moving expenses up to \$500 to displaced occupants.

VACANCY RATES

Vacancy rates indicate the amount of supply or demand for available housing stock in a community. High vacancy rates relative to other communities indicate that there is low demand for the community's housing stock and that there is abundant housing supply. Low vacancy rates indicate that demand is high and that housing supply is relatively scarce.

The Regional Housing Needs Assessment (RHNA) prepared by SCAG identifies a target vacancy rate of 1.2 percent for single-family units, and 5.5 percent for multi-family units. This is based on the percentage of households who moved into their units within a year of the 1990 Census. According to records from the State Department of Finance as well as the City's Water and Power Department, the City's single-family housing stock has maintained a relatively low vacancy rate over the last 5 years, averaging 0.49 percent for single-family dwellings and 3.88 percent for apartments.

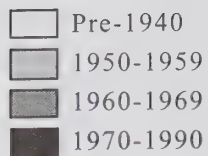
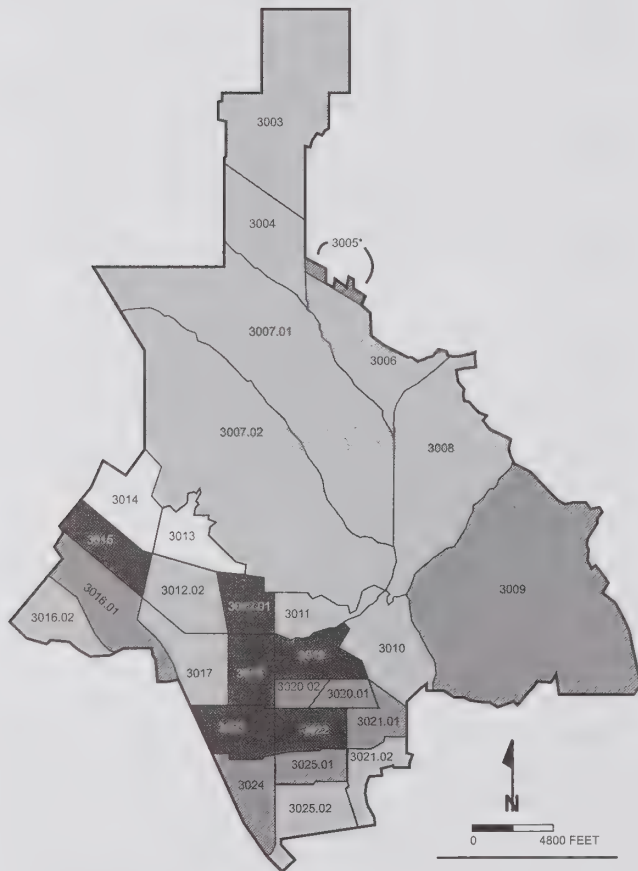
Vacancy rates in multi-family housing generally fell during the 1995 - 1998 period, ranging from a high of 4.4 percent down to a low of 2.8 percent. This indicates that even with the substantial numbers of multi-family units being constructed in Glendale, the demand for these units has been strong enough to maintain relatively low vacancies. The future multi-family vacancy rate in the City will depend both on the level of additional multi-family development and the level of consumer demand for these units.

AGE AND CONDITION OF HOUSING STOCK

Glendale has a greater proportion of older homes than the county as a whole, homes built prior to 1940 accounting for 18.1 percent of the housing stock compared to 13.4 percent in the county. The majority of Glendale's housing (54 percent) was constructed between 1940 and 1969 (see Exhibit 4-17). Between 1980 and 1990, housing development maintained a steady pace in Glendale, with an additional 10,461 dwelling units, or 17 percent increase in the total housing stock. Due to the diminishing supply of vacant land in Glendale, new residential development was and continues to be accommodated by the replacement of older single family homes with higher density units, as permitted under zoning. Since 1990, 1,497 housing units have been added to the City.

The accepted standard for major housing rehabilitation needs is when housing is 30 years old. With more than 60 percent of Glendale's housing stock over 30 years old, and an additional 13 percent between 20 and 30 years old, continued

EXHIBIT 4-17 MEDIAN AGE OF HOUSING STOCK BY CENSUS TRACT, 1990



Source: U.S. Census of
Population and Housing

Census Tract	Median Year Structure Built
3003	1956
3004	1955
3005	1966
3006	1950
3007.01	1954
3007.02	1959
3008	1959
3009	1964
3010	1956
3011	1950
3012.01	1971
3012.02	1951
3013	1939
3014	1939
3015	1971
3016.01	1969
3016.02	1955
3017	1956
3018	1977
3019	1974
3020.01	1973
3020.02	1966
3021.01	1967
3021.02	1958
3022	1972
3023	1971
3024	1962
3025.01	1969
3025.02	1958

Source: U.S. Census of Population & Housing 1990.
Planning Division- City of Glendale

housing maintenance will be necessary to prevent widespread housing deterioration in the City. Fortunately, many of the older residences are single family homes which are well maintained and not in need of significant rehabilitation. In some cases, these homes are a part of potential historical districts. Unfortunately however, many apartments built in the 1980's were poorly constructed in terms of workmanship and maintenance is beginning to be deferred.

Exhibit 4-18 indicates an estimated 2.5 percent (1,702 units) of the City's occupied housing units (68,604) are in substandard condition. Substandard housing condition is defined by the Federal Department of Housing and Urban Development (HUD) as housing units lacking complete kitchens or bathrooms. Approximately 12 percent (205 units) of these substandard units are in need of replacement. According to the City's Consolidated Plan and Strategy, these estimates of substandard housing are based on statistical extrapolation prepared by SCAG, rather than actual field inspections. The fact that the City cites approximately 1,200 units annually for noncompliance with the housing code indicates the continued need for extensive rehabilitation programs. To address the deterioration of the housing stock, property rehabilitation programs are made available to property owners. Code enforcement staff work closely with rehabilitation staff to refer eligible properties and property owners to financial assistance programs. Currently, the City administers home rehabilitation programs that provide home repair grants and loans to those lower and moderate income home owners in need of home improvement.

HOUSING COSTS

In 1990, the median value of housing in Glendale was \$343,600 compared to \$115,500 in 1980. As illustrated in Exhibit 4-19, the value of for-sale housing in Glendale in 1990 was 51.8 percent higher than the County median, and

nearly 41 percent more than the City of Los Angeles. The median home values of the surrounding jurisdictions also exceed the County median. Only La Canada Flintridge and South Pasadena, relatively small cities, had more expensive housing than Glendale. Home values also increased dramatically over the decade of 1980 to 1990, nearly tripling in Glendale. This was much greater than for the entire County and was exceeded by only Pasadena and South Pasadena.

In an effort to update housing sales information, sales data for single-family homes and condominiums in the city were collected from the Assessor's office and from a survey of sales activity in the city during January to May, 1998. The study was prepared by the California Market Data Cooperative for the city.

During the study period, a total of 730 single-family detached homes were sold. The largest portion, almost half, of the total sales comprised 3-bedroom homes. These homes were an average of 1,794 square feet in area and sold at an average price of \$304,792. Median sales prices ranged from \$179,500 for 1-bedroom homes to \$452,000 for 5+ bedroom homes. The number of homes sold was relatively evenly distributed across the price range for all home sizes (where there were a representative number of sales.)

In addition to single-family detached homes, nearly 7,276 condominium units in the City offer an alternative option for home ownership. Data for condominium sales from January to May, 1998 were also reviewed. A total of 321 condominiums were sold during the study period, the majority (55.4 percent) consisting of 2-bedroom units that sold for an average price of \$123,531 and averaged 1,199 square feet. Median prices were \$75,000 for 1-bedroom units, \$122,750 for 2-bedroom units and \$210,500 for 3-bedroom units. The average price for 3-bedroom units was skewed by a few high-priced units.

EXHIBIT 4-18 HOUSING STOCK CONDITIONS: 1990

Units	Owner Occupied		Renter Occupied		Total
	Number of Households	% of Owner Occupied Households	Number of Households	% of Renter Occupied Households	
Total Dwelling Units	26,552		42,050		68,604
Substandard Units	304	1.1	1,398	3.3	1,702
*Suitable for rehab	267	1.0	1,230	2.9	1,497
*Need replacement	37	0.1	168	0.4	205

EXHIBIT 4-19 MEDIAN VALUE OF OWNER OCCUPIED DWELLINGS

Census Tracts	1970 Median Value	1980 Median Value	Percent Change 1970-1980	1990 Median Value	Percent Change 1980-1990
3003	28,500	104,500	266.67	321,700	207.85
3004	23,400	87,400	273.50	260,600	198.17
3005	-----	94,000	-----	309,500	229.26
3006	26,700	92,000	244.57	283,800	208.48
3007.01	45,500	149,000	227.47	455,300	205.57
3007.02	-----	200,000+	-----	500,001	149.88
3008	38,500	146,700	281.04	429,600	192.84
3009	39,500	166,600	321.77	452,000	171.31
3010	36,300	135,600	273.55	386,400	184.96
3011	32,000	133,500	317.19	374,100	180.22
3012.01	31,100	119,500	284.24	321,300	168.87
3012.02	30,400	120,300	295.72	334,100	177.72
3013	45,100	183,000	305.76	500,001	173.22
3014	31,800	126,100	296.54	368,100	191.91
3015	23,900	90,200	277.41	279,200	209.53
3016.01	24,300	87,400	259.67	222,900	155.03
3016.02	-----	-----	-----	248,100	-----
3017	23,800	87,600	268.07	245,000	179.68
3018	23,400	84,400	260.68	218,800	159.24
3019	28,600	109,700	283.57	270,100	146.22
3020.01	23,800	87,000	265.55	205,500	136.21
3020.02	-----	-----	-----	210,700	-----
3021.01	22,400	83,800	274.11	220,300	162.89
3021.02	24,000	92,000	283.33	251,700	173.59
3022	22,300	78,600	252.47	214,900	173.41
3023	22,600	79,700	252.65	228,700	186.95
3024	23,400	69,000	194.87	214,000	210.14
3025.01	24,200	84,000	247.11	192,600	129.29
3025.02	-----	88,200	-----	248,200	181.41
<i>TOTAL</i>	\$ 30,400	\$117,400	286.18 %	\$ 343,600	+ 192.67 %

Source: U.S. Census of Population and Housing, 1970, 1980, 1990

In contrast to the average price of condominiums, traditional detached homes were over \$100,000 more expensive. This reflects the additional land value of detached homes, the fact that condominiums are rarely located in the most expensive parts of town, cost of land, cost of construction, etc. This price disparity illustrates the fact that condominiums provide a more affordable homeownership alternative to single-family homes, permitting a greater number of households to afford home purchase. In addition to being less expensive, condominiums are generally smaller than detached homes and therefore may fit the needs of smaller households better.

Exhibit 4-20 shows the single family detached and condominium home sales data broken down by number of bedrooms. Among single family, detached homes, units with two or fewer bedrooms represented approximately 80 percent of the sales under \$200,000. Four-bedroom units accounted for approximately 30 percent of the sales of units prices above \$400,000. Overall, however, 3-bedroom units were the majority of the sales at all price ranges above \$200,000. This is obviously the most popular home style. Condominium sales were much more confined in price range, with no 2-bedroom units selling for more than \$150,000.

EXHIBIT 4-20 HOME SALES



Source: 1998 Homeownership Survey, City of Glendale. Dataquick, 1999. California Market Data Cooperative

EXHIBIT 4-21 MEDIAN RENTS

Jurisdiction	1980	1990	Percent Increase
Glendale	\$295	\$688	133.2
Burbank	\$294	\$677	130.3
La Canada Flintridge	\$438	\$991	126.3
Los Angeles City	\$261	\$600	129.9
Pasadena	\$275	\$630	129.1
South Pasadena	\$303	\$696	129.7
Los Angeles County	\$276	\$626	126.8

Source: 1980 & 1990 U.S. Census
Los Angeles County Assessor's Office

Apparently there are also fewer luxury condominiums in Glendale since units selling for more than \$250,000 had 4 bedrooms exclusively. The great majority of condominiums sold had 3 or 4-bedrooms.

The City commissioned surveys in 1998 of home owners, renters and employees in Glendale to determine their attitudes regarding home ownership in the City, and to evaluate the market value of homes in the City. One of the findings is that renters stated that they could afford a mortgage of about \$1,000 per month. This translates to a home price of approximately \$180,000. Although the survey found that the median value of homes in southern Glendale was \$163,000, those renters surveyed demonstrated a lack of interest in pur-

chasing in the area. Compared to the median assessed value of \$343,600 from the 1990 Census, it appears that many renters may be unable and/or unwilling to buy a home in Glendale.

Rental Housing

In 1990, median monthly rental costs in Glendale were \$688 compared to \$295 in 1980. Exhibit 4-21 shows that Glendale's rents were higher than most nearby communities and exceeded only by rents in La Canada Flintridge and South Pasadena. Rents increased more slowly in Glendale compared to for-sale housing, but they still were more than twice what they were a decade earlier. As mentioned in Sec-

tion 4.1, renters were more than twice as likely as home owners to be paying more than they can afford for housing.

An informal survey of local management companies indicates that rents have been increasing over the past two years, though earlier, they were relatively stable. Rents for two-bedroom apartments ranged from \$650 to \$1,200 per month. Rents are expected to continue to rise in the near future, and may increase "as much as 12 percent this year."

Another indicator of the problems facing renters is the low vacancy rate in multi-family units. City rates are currently below 4 percent; 5 percent is the rate considered to provide adequate fluidity in the market. Vacancy rates throughout Los Angeles County are very low. The tightness of the rental market contributes to rising rents.

4.5 PRESERVATION OF ASSISTED UNITS

Exhibit 4-22 shows the locations of all housing projects which have received either funds or density bonuses from the City. Of the 23 projects in the City, 4 are under construction and one is proposed. One project, Euclid Villa, is under construction in Pasadena and services residents of Glendale and other participating cities. Most of these projects provide dwellings at below market rate and/or special needs housing.

The City currently has 13 affordable housing projects that received financial assistance which could convert in the future to market rate. Of the 13 projects, 5 are for seniors, 4 are group homes for low income and/or disabled tenants, and the other 4 are individual units for low income and/or disabled tenants. Only 2 of the senior projects and 2 of the group homes have the potential to convert within the next 10 years.

Several of these units in these projects are associated with federal Section 8 rent subsidies. The funding for these certificates must be renewed by HUD every five years, so the units could be converted if Federal funding disappears. Funding is anticipated to continue at least through 2005.

SENIOR HOUSING PROJECTS

1. Casa de la Paloma

Owner: Southern California Presbyterian Homes (SCPH)



Total Units: 167

Assisted Units: 149-Very Low Income Seniors; 17-Low Income Seniors (10 percent total)

Assistance Type: HUD 221.d.3; CDBG

Conversion Date: The 20 year mortgage ended August 1999. Owner has no interest in conversion and will renegotiate for another 20 years as long as the Federal program exists.

Agreement Executed: 8/79

Year Built: 1979

No. of bedrooms: All are 1-bedroom units.

Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls pursuant to Government Code Section 65863.10.

2. Park Paseo

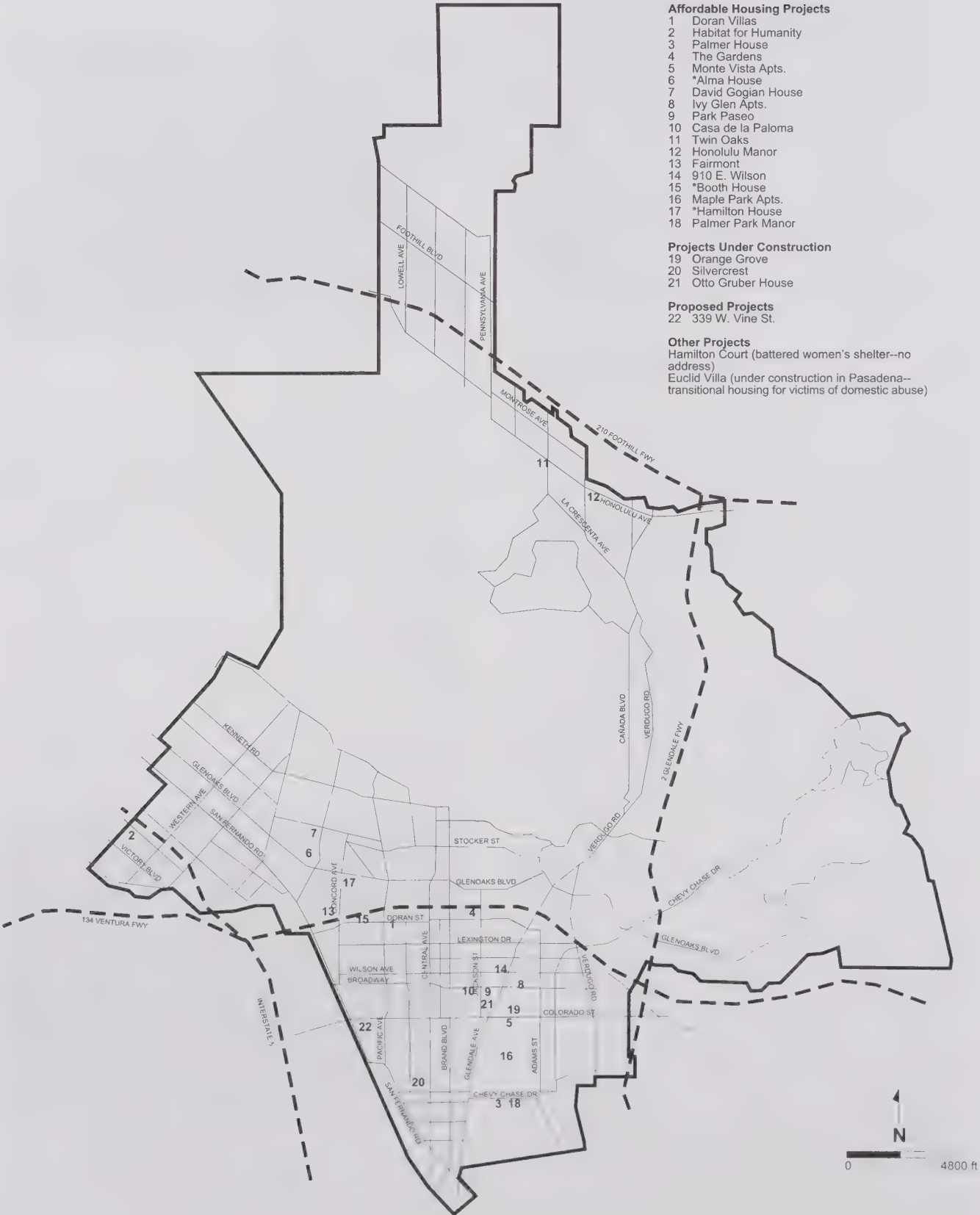
Owner: Southern California Presbyterian Homes (SCPH)



Total Units: 98

Assisted Units: 97-Very Low income Seniors

EXHIBIT 4-22 HOUSING PROJECTS ASSISTED BY THE CITY



Assistance Type: HUD 202; CDBG
 Conversion Date: Mortgage is 20 years-June 2005; owner will renegotiate for another 20 years
 Agreement Executed: 6/26/85
 Year Open: 1985
 No. of bedrooms: 1-bedroom and efficiency units.
 Notices of intent: No notice of intent is filed to change or terminate the project's affordability controls pursuant to Government Code Section 65863.10.

3. Palmer House

Owner: Southern California Presbyterian Homes (SCPH)



Total Units: 22
 Assisted Units: 21 Very Low Income Families
 Assistance Type: RDA set-aside funds and tax credits
 Conversion Date: 2047
 Agreement Executed: 1992
 Year Open: 1992
 No. of bedrooms: 21 1-bedroom units for very low income senior citizens.
 Notices of intent: No notice of intent is filed to change or terminate the project's affordability.

4. The Gardens

Owner: Southern California Presbyterian Homes (SCPH)
 Total Units: 75
 Assisted Units: 74 Very Low Income Families
 Assistance Type: RDA set-aside funds and HUD 202
 Conversion Date: 2014
 Agreement Executed: 1991
 Year Open: 1994
 No. of bedrooms: 74 1-bedroom units for very low income senior citizens.
 Notices of intent: No notice of intent is filed to change or terminate the project's affordability.

5. Monte Vista Apartments

Owner: Dr. & Mrs. John Chandler
 Total Units: 10
 Assisted Units: 4 Very Low Income, 6 Low Income
 Assistance Type: RDA set-aside funds and tax credits
 Conversion Date: 2049
 Agreement Executed: 1994
 Year Open: 1994
 No. of bedrooms: Three 1-bedroom units for very low income senior citizens, 1 very low income 3-bedroom unit, and 6 low income 1-bedroom units.
 Notices of intent: No notice of intent is filed to change or terminate the project's affordability controls.

Proposed Senior Projects

Two senior housing projects were under construction at the time the Element was being drafted: the Otto Gruber House (40 units) and Silvercrest (74 units). Both projects opened in March 2000. Otto Gruber is being funded by HOME and HUD 202 funds. Silvercrest is being funded through RDA set-aside and CDBG funds.

GROUP HOMES

1. Alma House

Owner: Glendale Association for the Retarded
 Total Units: One 6-bedroom home, for very low income residents.
 Assisted Units: 1
 Assistance Type: RDA set-aside funds.
 Conversion Date: 2012
 Agreement Executed: 1990
 Year Open: 1990
 No. of bedrooms: Six
 Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls.

2. David Gogian House

Owner: Glendale Association for the Retarded
 Total Units: One group home to accommodate 6 very low income residents.
 Assisted Units: 1
 Assistance Type: RDA set-aside funds, HOME
 Conversion Date: 2028
 Agreement Executed: 1998
 Year Open: 1998
 No. of persons accommodated: Six
 Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls.

3. Nancy Painter Home

Owner: Salvation Army Services, Inc.

Total Units: One 7 bedroom group home for homeless.

Assisted Units: 1

Assistance Type: CDBG and Federal McKinney Funds

Conversion Date: June 2000 (term of City loan expires).

Agreement Executed: 1990

Year Open: 1990

No. of bedrooms: Seven

Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls. Owner is receiving HUD Supportive Housing Program (SHP) funds for homeless services through 2001. Owner has no interest in conversion and hopes to extend its SHP Grant agreement.

4. Hamilton House

Owner: Glendale Association for the Retarded

Total Units: One 5 bedroom home for very low income.

Assisted Units: 1

Assistance Type: CDBG and HOME funds

Conversion Date: Indefinite

Agreement Executed: 12/84

Year Open: 12/85

No. of bedrooms: Five

Notices of intent: No notice of intent has been filed to change or terminate the project's affordability status.

OTHER ASSISTED PROJECTS

1. Maple Park Apartments

Owner: Crippled Children's Society Housing Corp.

Total Units: 25

Assisted Units: 12 Physically Disabled Adults; 12 Developmentally Disabled Adults

Assistance Type: HUD 202/8; CDBG Funds

Conversion Date: 40 years-June 2024

Agreement Executed: 6/84

Year Open: 1984

No. of bedrooms: All are 1-bedroom units

Notices of Intent: No notice of intent is filed to change or terminate the project's affordability controls pursuant to Government Code Section 65863.10

2. Palmer Park Manor

Owner: Palmer Park Manor Limited Partnership

Total Units: 12

Assisted Units: 12 Low and Moderate Income Units

Assistance Type: HUD; CDBG Funds

Date for Prepayment Option on Mortgage: June 2002

End of Sect. 8 Contract: 2003

Agreement Executed: 9/22/82

Year Open: 1983

No. of bedrooms: Eight 2-bedroom and four 3-bedroom units

Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls pursuant to Government Code Section 65863.10.

This twelve-unit apartment building contains eight 2-bedroom and four 3-bedroom rental-housing units affordable to low and moderate-income households. The property is 15,429 square feet in area and the building size is 11,700 square feet. The property is zoned R1650 (Medium-High Density Residential). Without improvements, the property has an assessed value of approximately \$250,000. With improvements, the property has an assessed value of approximately \$1,156,000. Currently, the Federal Department of Housing and Urban Development (HUD) provides tenants' rental assistance subsidies totaling approximately \$7,650 per month or \$91,800 per year.

The owner could choose to prepay the mortgage loan offered by HUD in 2002. He could then opt out of the Sect. 8 rent subsidy program and convert the units to market rate. The threat exists, therefore, that the property may convert to market rental rates in the near future. Although the agreement with HUD will expire, HUD now renews its agreements annually (and typically grants the renewals) and the property owner intends to continue the agreement with HUD. However, if the units convert to market rent, the City would replace the affordable units by acquiring property and constructing new comparable units rather than provide on-going rental assistance to tenants.

An economic analysis comparing the costs of each option is presented below. The analysis assumes 30 years of affordability for each option. Thirty years is the minimum period of affordability required by the City of Glendale for city-subsidized construction of new affordable rental housing units.

Estimated Cost of Maintaining Current Rental Subsidies

As stated above, HUD currently provides tenants' rental assistance subsidies totaling approximately \$7,650 per month or \$91,800 per year. The estimated cost of maintaining the current rental subsidies for a period of 30 years is \$2,754,000 ($\$91,800 \times 30 \text{ years} = \$2,754,000$) or \$229,500 per unit.

Estimated Cost of Replacing Rental Units

The estimated cost of replacing the twelve affordable units by acquiring a comparable site and constructing twelve new comparable units is \$1,846,600 or \$154,050 per unit (see Exhibit 4-23 below).

Generally, within the R1650 zone, a site must be at least 19,800 square feet to legally accommodate construction of 12 housing units. Recent comparable sales data indicate that the cost per square foot of land within R1650 zones in Glendale is approximately \$19.00 per square foot. Thus, the site acquisition cost for a comparable site is estimated to be \$376,200 (\$19.00/sq. ft x 19,800 sq. ft. = \$376,200). The construction cost estimates in the table are derived from recently completed two and three bedroom affordable rental housing units with subterranean parking in Glendale. The estimate also assumes paying prevailing labor wages for construction costs.

EXHIBIT 4-23 PALMER PARK MANOR REPLACEMENT ANALYSIS

Activity	Per Unit Cost	Project Cost
Site Acquisition	\$31,350	\$376,200
Hard Costs		
Off-Site Improvements	\$1,500	\$18,000
Site Improvements	\$27,000	\$324,000
Unit Construction	\$75,000	\$900,00
Contingency	\$5,000	\$60,000
Fees & Soft Costs		
Permits/Fees, etc.	\$4,000	\$48,000
Soft Costs	\$7,500	\$90,000
Developer Costs	\$2,700	\$32,400
Total	\$154,050	\$1,848,600

Comparison of Costs

The estimated cost of acquisition and new construction of twelve comparable affordable rental-housing units is \$1,848,600. The estimated cost of providing on-going rental assistance for 30 years is \$2,754,000. Thus, new construction of affordable rental housing is the most cost effective option for replacement of affordable rental housing units at Palmer Park Manor that may convert to market rental rates.

3. Hamilton Court

Owner: Hamilton Court Housing Corp. (YWCA)

Total Units: 16

Assisted Units: 16 Very Low Income Units

Assistance Type: HOME

Conversion Date: 2027

Agreement Executed: 9/22/87

Year Open: 1987

No. of bedrooms: 14 1-bedroom and two 2-bedroom units

Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls pursuant to Government Code Section 65863.10 SHP funds provide supportive services.

4. Ivy Glen Apartments

Owner: Crippled Children's Society

Total Units: 25

Assisted Units: 24 Very Low Income units

Assistance Type: RDA set-aside and HUD 202 funds

Conversion Date: 2034

Agreement Executed: 1995



Year Open: 1995

No. of bedrooms: 21 1-bedroom units; three 2-bedroom units

Notices of intent: No notice of intent has been filed to change or terminate the project's affordability controls pursuant to Government Code Section 65863.10.

OTHER PROPOSED PROJECTS

Orange Grove will have 24 units for very low income households to be completed about May 2000. It is assisted with HOME funds, bonds and tax credits. Euclid Villa provides 15 units of transitional housing serving victims of domestic abuse and was completed in April 2000. It is assisted with HOME funds.

RESOURCES FOR PRESERVATION OF ASSISTED UNITS

Four assisted projects have the potential to convert to market rate during the planning period from 1998 to 2005: Casa de la Paloma (167 units), Park Paseo (98 units), Nancy Painter House (one 7-bedroom group home) and Palmer Park Manor (12 units). Palmer Park Manor has already been discussed.

The mortgage for Casa de la Paloma ended in 1999 and the mortgage for Park Paseo ends in 2005. Southern California Presbyterian Homes (SCPH), a nonprofit entity and the owner of both of these properties, is continuing to maintain and preserve affordability control of their projects and does not intend to convert any of its projects to market rate. The City has worked with the owner of this project to ensure long term affordability. SCPH is applying for Section 8 funds to maintain the affordability of Casa de la Paloma. The project owner has not filed Notices of Intent to change or terminate the project's affordability controls. Neither the City nor the property owner has prepared any cost estimates for replacement of units at-risk of conversion as none of the parties anticipates that any of these units will be converted during that time frame. Further analysis of current market trends also reveals that replacement costs would far exceed the preservation of assisted units.

No notice of intent has been filed to change or terminate the affordability controls for the Nancy Painter House. The owner currently is contracted with HUD to receive Supportive Housing Program (SHP) funds to continue providing homeless services at the property through 2001. The owner has no interest in converting the units to market rate and hopes to extend its SHP Grant agreement with HUD.

It is not anticipated that any of the assisted units in the city are at risk of being lost through conversion to market rate. Current Federal projections are for rising revenues through 2005, making the loss of Federal funds less likely than some years ago. However, if Federal subsidies were to expire in the next five years, the affordable units currently in the city would not necessarily convert to market units. Nonprofit organizations are actively involved in the management of several of the affordable housing facilities in Glendale. Southern California Presbyterian Homes (SCPH), a nonprofit senior housing developer, owns and manages Park Paseo and Casa de la Paloma. The Salvation Army owns and manages the Nancy Painter House. To convert these affordable housing units to market units would be a last resort for either of these organizations. Both organizations could seek assistance from the City Housing Authority, mentioned above. The Housing

Authority administers approximately \$4-4.5 million annually for affordable housing. At the Authority's discretion, the entire amount could be used to preserve or replace "converted" affordable housing.

Federal HOME funds and Redevelopment low/moderate income housing set-aside funds are the two financial resources that the City of Glendale currently relies on for acquisition and/or rehabilitation of at-risk units. A portion of the funds shown below could be used for preservation of assisted units. These funds are administered by the Housing Authority of the City of Glendale.

Federal Resources

HOME Program funds: \$1,500,000 annually for the next five year period.

Local Resources

Redevelopment set-aside funds: \$3,000,000 annually for the next five years.

4.6 PROJECTED HOUSING NEEDS

POPULATION GROWTH

Urban sprawl has caused many metropolitan areas such as Los Angeles and San Diego to extend outward from central cities. The City of Glendale is a member of the Southern California Association of Governments (SCAG), which is the council of governments for this region. According to SCAG, there are three components of growth. The primary factor remains natural increase, which is the difference between the number of births and the number of deaths. A second component is internal migration within the United States, which is the number of persons moving to the region from other parts of the country less those moving out. Finally, there is immigration, or the number of new persons moving to the region from other countries.

Southern California, which includes Imperial, San Diego, Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Santa Barbara Counties, grew from 17,508,456 persons in 1990 to 19,461,900 persons in 1998, representing a population gain of over 11 percent. Between 1980 and 1998, the population of the eight county area grew by 5,711,683 persons (41.5 percent) compared to 2,125,797 persons (28.4 percent) for Los Angeles County. Although this represented the largest gross total gain in population, it was the smallest percentage increase among the eight counties (Exhibit 4-24).

EXHIBIT 4-24 REGIONAL POPULATION GROWTH

County	Population			Increase 1980-1999	
	1980	1990	1999	Number	Percent
Los Angeles	7,477,503	8,863,164	9,757,500	2,279,997	30.5
Imperial	92,110	109,303	142,700	50,590	54.9
Orange	1,932,708	2,410,556	2,775,600	842,892	43.6
Riverside	663,166	1,170,413	1,473,300	810,134	122.2
San Bernardino	895,016	1,418,380	1,654,000	758,984	84.8
San Diego	1,861,846	2,498,016	2,853,300	991,454	53.3
Santa Barbara	298,694	269,608	409,000	110,306	36.9
Ventura	529,174	669,016	742,000	212,826	40.2

Source: 1980 & 1990 U.S. Census
State Department of Finance, January 1, 1998

EXHIBIT 4-25 POPULATION TRENDS: GLENDALE AND SURROUNDING AREAS

Jurisdiction	Population			Increase 1980-1998	
	1980	1990	1998	Number	Percent
Glendale	139,060	180,038	197,560	58,500	42.1
Burbank	84,625	93,643	104,048	19,423	23.0
La Canada Flintridge	20,153	19,378	20,576	423	2.1
City of Los Angeles	2,966,850	3,485,398	3,674,509	707,659	23.9
Pasadena	119,374	131,591	140,433	21,059	17.6
South Pasadena	22,681	23,936	25,400	2,719	12.0
Los Angeles County	7,447,503	8,863,164	9,603,300	2,155,797	29.0

Source: 1980 & 1990 U.S. Census
State Department of Finance, January 1, 1998

The California Department of Finance estimated that by the end of 1998, Glendale's population was 199,178 persons, making Glendale the third largest city in Los Angeles County behind only Los Angeles and Long Beach. Glendale's population grew by approximately 10.6 percent between 1990 and 1999, compared with the City of Los Angeles which experienced a 5.4 percent increase in population and the entire County which grew by almost 8.3 percent (Exhibit 4-25). Of the surrounding area (including Burbank, La Canada Flintridge, Pasadena and South Pasadena), no city surpassed Glendale's growth rate during the 1980-1998 time period. The growth rates of the neighboring jurisdictions indicate the area surrounding Glendale is generally growing at a slower rate than the County as a whole, whereas Glendale's population overall is growing at a rate higher than the County,

although since 1995, Glendale's population growth rate has consistently been lower than the County's rate.

From 1998 to the year 2010, Glendale's population is expected to grow by another 12,696 people (Exhibit 4-26). The estimated average annual growth rate of approximately 0.5 percent is much slower than the average annual growth of 2.95 percent that the City experienced during the 1980-1990 period. Factors which may influence future growth in Glendale include the availability of land for development, the price of housing, interest rates and the overall economy.

The Regional Comprehensive Plan and Guide prepared by SCAG in 1996 provides projections of population growth on a sub-regional level. Under the Plan's growth manage-

EXHIBIT 4-26 1990-2010 CITY POPULATION GROWTH

	Population			Increase 1990-2010	
	1990	1999	2010	Number	Percent
TOTAL	180,038	199,178	210,256	30,218	16.8
In Housing Quarters	177,366	196,275	207,121	29,755	16.8
In Group Quarters	2,672	2,903	3,135	463	17.3

Source: 1990 U.S. Census
State Department of Finance, January 1, 1999
SCAG 2010 Forecasts

ment provisions, the Arroyo Verdugo Subregion (which at the time encompassed the cities of Glendale, Burbank, La Canada Flintridge, Pasadena and South Pasadena) was projected to add approximately 113,000 new residents by the year 2010 to its 1990 population represents an average annual growth rate of approximately 1.1 percent.

Growth in the City will be concentrated in the southern and western area as shown in Exhibit 4-27. These areas are predominantly multi-family zoned. Development will generally consist of the replacement of single family homes by apartments and condominiums, leading to increased development densities. Growth is also anticipated in the eastern canyons. This area is zoned for single family development and completion of new hillside subdivisions occurred during this study period.



EMPLOYMENT

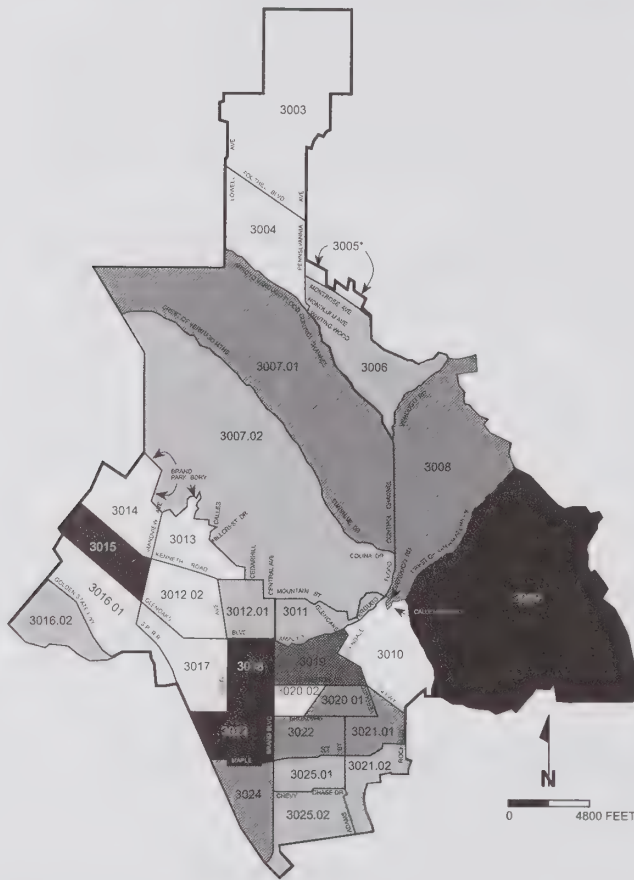
Approximately 87,112 residents in Glendale were employed in 1990 (Exhibit 4-28). This level of employment represents a labor force participation rate of 75.1 percent for males and 55 percent for females. Unemployment in Glendale was high in 1990, with 7.5 percent of males and 6.3 percent of females who were actively looking for work. These proportions compared favorably to County-wide levels of unemployment which were nearly 0.4 percent higher than the levels in Glendale. The 1990 high unemployment rate was mostly due to the economic recession in California.

Glendale residents worked in a variety of industries in 1990 (Exhibit 4-29). The most prevalent industry types were retail trade, manufacturing, finance, insurance, real estate, and health services. With the exception of the agriculture, forestry, fisheries, and mining industries, the remaining ten industries are fairly well-represented, with at least 2,000 residents (3 percent) employed in each industrial sector.

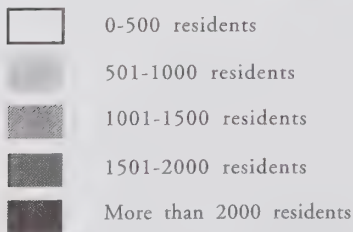
The thrust of economic activity in Glendale is in the manufacturing and retail sectors, comprising over one-third of the City's employment opportunities. The entertainment industry is expected to dominate future job growth, as evidenced by recent development activity by Dreamworks, ABC7 and Disney in the San Fernando Road corridor area. This is further reinforced by trends occurring in the region especially in the San Fernando Valley and surrounding communities. Based on the significant increase in office development in the City, the Finance, Insurance and Real Estate sectors will continue to provide a significant number of jobs in the City, as will other service sectors.

Employment statistics reveal that a relative balance exists between the types of jobs performed by Glendale residents and the types of employment opportunities available in the City. Except for the manufacturing industry and those industries

EXHIBIT 4-27 1990-2010 POPULATION GROWTH BY CENSUS TRACT



* Portion of Census Tract in City



Source: U.S. Census
 SCAG 1994 projections
 City of Glendale Planning Division

Census Tract	1990 Population	2010 Population	Change 1990-2010
3003	6,009	6,248	239
3004	5,211	5,542	331
3005	1,629	1,784	155
3006	6,080	6,773	693
3007.01	5,609	6,887	1,278
3007.02	5,459	6,139	680
3008	6,668	7,889	1,221
3009	6,800	10,649	3,849
3010	4,845	5,192	347
3011	5,844	6,546	702
3012.01	7,654	8,282	628
3012.02	7,005	7,365	360
3013	1,974	1,974	0
3014	3,606	3,606	0
3015	8,133	11,286	3,153
3016.01	6,633	7,123	490
3016.02	4,034	5,020	986
3017	7,891	8,103	212
3018	6,969	9,572	2,603
3019	6,123	8,075	1,952
3020.01	7,287	8,460	1,173
3020.02	3,102	3,576	474
3021.01	9,290	10,649	1,359
3021.02	6,572	7,338	766
3022	8,791	10,063	1,272
3023	9,256	11,794	2,538
3024	5,477	6,889	1,412
3025.01	8,966	9,724	758
3025.02	7,101	7,688	587
4607	20	20	0
TOTAL	180,038	210,256	30,218

EXHIBIT 4-28 1990 EMPLOYMENT CHARACTERISTICS

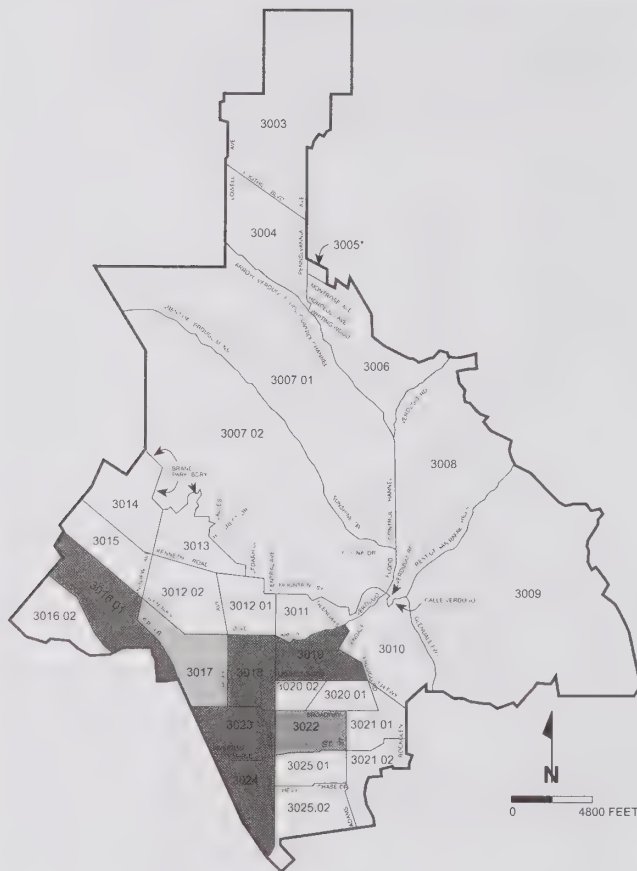
Labor Force	Glendale			Los Angeles County		
	Male	Female	Total	Male	Female	Total
In Labor Force	51,600	42,100	93,700	2,588,763	1,968,627	4,557,390
•Armed Force	67	9	76	17,494	1,532	19,026
•Civilian Labor Force	51,533	42,091	93,624	2,571,269	1,967,095	4,538,364
Employed	47,684	39,428	87,112	2,379,850	1,823,942	4,203,792
Unemployed	3,849	2,663	6,512	191,419	143,153	334,572
Not in Labor Force	17,088	34,435	51,523	762,639	1,458,893	2,221,532
Unemployment Rate	7.5%	6.3%	7%	7.5%	7.3%	7.4%
Labor Force Participation Rate	75.1%	55.0%	64.5%	77.2%	57.4%	67.2%

Source: 1990 U.S. Census

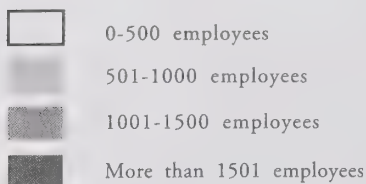
EXHIBIT 4-29 1990 INDUSTRY OF EMPLOYMENT FOR GLENDALE RESIDENTS

Industry	Number	Percent
Agriculture, Forestry, Fisheries, & Mining	954	1.1
Construction	4,586	5.3
Manufacturing	12,574	14.4
Transportation, Communication & Other	4,931	5.7
Public Utilities		
Wholesale Trade	3,743	4.3
Retail Trade	14,098	16.2
Finance, Insurance, & Real Estate	10,754	12.3
Business & Repair Services	5,512	6.3
Personal, Recreation, & Entertainment	5,758	6.6
Professional & Related Services		
Health	7,822	9.0
Educational	5,576	6.4
Other Professional & Related	8,188	9.4
Services		
Public Administration	2,616	3.0
Total	87,112	100

Source: 1990 U.S. Census

EXHIBIT 4-30 1990-2010 EMPLOYMENT GROWTH BY CENSUS TRACT

* Portion of Census Tract in City



Source: U.S. Census
SCAG 1994 projections
City of Glendale Planning Division

Census Tract	1990 Employment	2010 Employment	Change 1990-2010
3003	1,292	1,383	91
3004	1,516	1,617	101
3005	1,244	1,244	0
3006	3,311	3,504	193
3007.01	563	563	0
3007.02	715	715	0
3008	3,174	3,275	101
3009	620	620	0
3010	1,984	2,156	172
3011	1,375	1,507	132
3012.01	1,504	1,666	162
3012.02	1,434	1,480	46
3013	111	111	0
3014	493	513	20
3015	1,591	1,682	91
3016.01	12,592	16,337	3,745
3016.02	1,966	2,046	80
3017	3,085	3,681	596
3018	10,744	19,900	9,156
3019	4,466	6,457	1,991
3020.01	1,385	1,436	51
3020.02	7,075	7,380	305
3021.01	2,050	2,394	344
3021.02	608	643	35
3022	5,139	6,401	1,262
3023	6,473	8,387	1,914
3024	7,383	9,127	1,744
3025.01	1,227	1,399	172
3025.02	3,028	3,398	370
4607	0	0	0
TOTAL	88,148	111,022	22,874

with incomplete data due to suppressed information, the City's employment base appears to match the jobs performed by its residents. Exhibit 4-30 displays the areas of the City where employment growth is anticipated. Generally it is concentrated downtown and along the San Fernando corridor. Employment in these areas is dominated by retail trade, services and light industry.

Since 1990, Glendale has experienced a continued boom in commercial development. In 1992, the San Fernando Road

Corridor Redevelopment Project area was established to address the declining industrial area along San Fernando Road and surrounding areas. The plan proposes approximately 4.97 million square feet of new development. In 1996, the City approved the Glendale Greater Downtown Strategic Plan to provide direction for growth and revitalization of the downtown area. Approximately 3.5 million square feet of commercial space (retail, office, hotel, theater) and approximately 380 housing units are anticipated, primarily within the boundary of the current Redevelopment Project Area. This

EXHIBIT 4-31 RHNA CONSTRUCTION NEED AND INCOME DISTRIBUTION, 1998-2005

Construction Need	Income Distribution				
	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Number of Dwelling Units Needed during Planning Period (1998-2005)	1,579	1,004	1,231	2,285	6,099
Percent of Total Construction Need	26	16.5	20	37.5	100
Number of Dwelling Units Constructed 1998-2000	6	0	0	162	168
Units Under Construction	148	0	0	0	148
Number of Dwelling Units Needed 2000-2005	1,425	1,004	1,231	2,123	5,783

Sources: SCAG 1999
City of Glendale Building and Safety 1999

growth will generate significant increases in the City's employment base, and will serve to create a better balance between job and housing opportunities in Glendale.

4.7 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

State law requires that jurisdictions provide their fair share of regional housing needs. The State of California Department of Housing and Community Development (Department) is required by State law to determine the statewide housing need for a projected period of time. The current planning period has been defined as being from January 1, 1998 through June 30, 2005. In coordination with the Department, local governments and councils of government are charged with making a determination of their city or region's existing and projected housing need as a share of the statewide housing need.

The Southern California Association of Governments (SCAG) prepared the Regional Housing Needs Assessment (RHNA) in 1999 which defined the housing need alloca-

tion for each member local government in southern California, including Glendale. As a result of this process, SCAG has determined that the City of Glendale's total construction need is 6,099 housing units for this planning period (Exhibit 4-31). This total construction need is divided by SCAG into housing construction need by income level. For Glendale, this need has been determined to be 1,579 units of very low income housing, 1,004 units of low income housing, 1,231 units of moderate income housing and 2,285 units of above moderate income housing (see page 4-4 of this chapter for a definition of the income groups). The intent of the future needs allocations by income group is to relieve the undue concentration of very low and low income households in a jurisdiction and to help allocate resources in a fair and equitable manner.

From January 1, 1998 to August 31, 1999, 168 dwellings units have been added to the City, of which six were affordable to very low income households. An additional 148 units affordable to very low income households are under construction and will be completed prior to July 1, 2000. The

City's total construction need is therefore 5,783 units from September 1, 1999 until June 30, 2005. Of that total, the breakdown by income category is 1,425 units of very low income housing, 1,004 units of low income housing, 1,231 units of moderate income housing and 2,123 units of above moderate income housing.

The RHNA is not a mandate to construct 6,099 housing units. According to the SCAG publication titled *Housing Southern Californians* (June 1999), the targets "...are intended to assure that adequate sites and zoning exists to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community."

The RHNA total construction need figure is based on a number of statistical variables, including household growth, vacancy rates, replacement needs, income distribution and growth forecasts. Consideration of indicators such as the number of low income households overpaying for housing, severe overcrowding, housing tenure, and current vacancy need are also part of this determination. The allocation of these units by income level, which is also termed the "fair share" distribution, is based on the median income level of the County of Los Angeles and the existing income structure of each city within the County.



City of Glendale

RESOURCE INVENTORY

Resources for meeting existing and projected housing needs consist of land (both vacant and that with a potential for redevelopment), public services and utilities, and funding from local, State and Federal sources, as well as private financing.

5.1 LAND INVENTORY

This section evaluates the potential for additional residential development which could occur under the City's current General Plan and zoning on vacant and underutilized land, in redevelopment areas, and on publicly-owned surplus lands. The availability of public services and facilities to accommodate potential residential growth is also evaluated.

RESIDENTIAL DEVELOPMENT CAPACITY

Exhibit 5-1 provides a breakdown of the number and type of additional residential dwelling units that could be constructed on residentially zoned properties in Glendale under the current General Plan. These figures were derived from two primary sources: the City's Geographic Information System (GIS), and a study prepared in 1993 in accordance with

existing zoning provisions regarding hillside development. Lot characteristics from the GIS are based on data from the Los Angeles County Assessor's Office as well as a land use analysis prepared by the City.

For the purposes of this analysis, only land with development potential was evaluated. Development potential was defined as either vacant land or underdeveloped land. Vacant single family lots in the R1 (Low Density Residential) zone were identified by the GIS. The 1993 study mentioned above identified vacant lots in the R1R (Restricted Residential) zone and estimated the development potential of vacant, unsubdivided hillside properties in the ROS (Residential Open Space) zone. In the multifamily zones, the GIS was used to identify both vacant and underdeveloped lots. Only vacant lots of at least 5,000 square feet of land area were considered to have development potential. Underdeveloped land included lots with one or more units, with at least 6,600 square feet of lot area in R-1650, R-2250 and R-3050 zones, or 5,000 square feet of lot area in the R-1250 zone, and where the existing number of units on each lot was between 40 and 60 percent of the maximum number that could be

EXHIBIT 5-1 DEVELOPMENT POTENTIAL OF VACANT/UNDERDEVELOPED RESIDENTIALLY-ZONED PROPERTIES

Zoning Category	Total Acreage	Developable Acreage	Vacant Land Potential (Dwelling Units)	Underdeveloped Land Potential (Dwelling Units)	Total Development Potential (Dwelling Units)
ROS - Residential Open Space (hillside zone)	1,440	1,440	720 - 1,000	--	720 - 1,000
R1R - Low Density Res. (hillside zone)	2,830	370	1,100 - 1,550	--	1,100 - 1,550
R1 - Low Density Res.	2,720	49	40 - 100	--	40 - 100
R-3050 - Moderate Density Res.	350	32 - 80	30	270 - 600	300 - 630
R-2250 - Medium Density Res.	720	130 - 165	110	1,550 - 1,620	1,660 - 1,730
R-1650 - Medium High Density Res.	300	66 - 86	110	1,110 - 1,190	1,220 - 1,300
R-1250 - High Density Res.	240	72 - 88	210	1,510 - 1,680	1,720 - 1,890
Total	8,600	2,159 - 2,278	2,320 - 3,110	4,440 - 5,090	6,760 - 8,200

built. The GIS is able to calculate this on a lot by lot basis. The formula is Number of Existing Units/(Area of the Lot/ Allowable Density for Each Lot) <= 40 percent, or 60 percent. These calculations gave a high and low estimate for the development potential of each multifamily zone. Based on these factors, and based on a feasible level of development, there is enough vacant and underdeveloped land in the City to support between 6,760 and 8,200 additional dwelling units.

Vacant Land

Only limited potential exists in the City for the development of vacant, unsubdivided property. In the flatter areas of the City, few vacant, residentially zoned lots of any significant size remain. The vast majority of the remaining vacant land in the City is in our mountains, which are both biologically and environmentally sensitive areas. The average slope of projects in the mountains is estimated at approximately 60 percent. Much of this land is restricted to

low density development or has been zoned for open space. The environmental constraints of the unsubdivided privately held properties preclude development of a substantial number of housing units.

About 27-32 percent of the dwelling unit potential could be satisfied in the single family residential zones and would be concentrated predominately in the City's mountainous communities. Much of this would be in previously subdivided lots. The high cost of developing in mountainous terrain renders infeasible the majority of the City's vacant land for lower cost housing. The potential for affordable housing development is in the higher density residential zoning categories (i.e. R-3050, R-2250, R-1650 and R-1250).

Underdeveloped Land

The greatest potential resource for residential development in Glendale is in the "underdeveloped" areas of the City. A

portion of the City's higher density residential acreage (R-3050, R-2250, R-1650 and R-1250 zones) is currently developed at less than maximum capacity, such as with single family dwellings and duplexes. Recycling of these lower density residential uses typically occurs when it becomes economically feasible to increase the intensity of use allowed in the zone by acquiring the improved site, demolishing the existing units, and constructing new, higher density units. Glendale's four multifamily zones permit significant increases above single family densities, thereby increasing the economic viability of recycling existing lower density developments with higher density apartments and condominiums. Glendale's population growth in the 1980's in particular was fueled by the recycling of underutilized lots into higher density multifamily apartments and condominiums. Land recycling such as this continues and demonstrates that the redevelopment of parcels by the private sector is economically feasible.

Between 1980 and 1990, the City of Glendale's population expanded by over 40,000 individuals. Since 1990, the population of Glendale grew by an additional 20,000 people. Today, Glendale's population is estimated at 199,778. This is a 43.2 percent population increase over the last two decades. This increase is significantly greater than the County as a whole, and also exceeds the growth in the surrounding communities of Burbank and Pasadena which grew at a rate of 24.4 percent and 19.0 percent respectively. Growth between the 1980's and 1990's can be largely attributed to the redevelopment of underutilized properties in the multiple family residential zone categories. During the 1980's and 1990's, over 10,500 dwelling units were added to the City. This clearly demonstrates that the economic conditions and the zoning regulations permit a viable reuse of property into higher density residential development.

The City has undertaken several rezoning programs during recent years. In 1986, the City undertook a comprehensive rezoning program in which all residential land use categories were reevaluated. This resulted in both changes of zones and the development of new standards. A further rezoning strategy also occurred in 1991, resulting in the refinement of the City's multiple family zoning standards. As a result of these two programs, the zoning distribution represents an accurate portrayal of the land use patterns in the City in that areas with a concentration of economically viable single family units have been zoned either single family or in the lowest category of multiple family zoning. Also as a result of these zoning efforts, the underutilized properties in the multiple family zones are generally those that do not have a high

economic value as a single family or duplex use. Therefore, the total development potential expressed in Exhibit 5.1 is an accurate representation of viable development potential of this type of property.

Approximately 21-24 percent of the dwelling unit potential is contained in the Medium Density Residential Zone (up to 19 units/acre), 15-18 percent in the Medium High Density Residential Zone (up to 26 units per acre), and another 23-25 percent in the High Density Residential Zone (up to 34 units/acre). While it is unlikely that all underdeveloped sites will convert to higher densities, a significant potential for intensification exists. This potential for recycling in Glendale will serve to provide adequate sites to meet the City's identified housing needs. In terms of providing affordable housing, the 4,600 - 4,920 units of housing that could be built in the Medium Density, Medium High Density and High Density zones provide a significant contribution to the stock of housing which, combined with City incentives, can be priced within lower income groups' range of affordability. These zones have the greatest potential to provide future affordable housing.

It should be noted that Exhibit 5-1 does not reflect several factors related to housing in the City. First, nearly all of our commercial zones permit residential development by right in accordance with the R-1250 zone standards provided that such development is above the first floor. A few mixed use projects have already been built in the City, indicating a level of acceptance for such housing and the potential for the creation of more. There has also been interest expressed by the development community in building residences downtown. Exhibit 5.2 identifies residential development in the commercial zones. According to this information, there are presently 2,922 existing dwelling units in commercial zones. This represents 4 percent of all residential development. It is difficult to estimate the development potential of residential units on other commercially zoned properties but it could be expected to increase in the future since acceptance of and interest in mixed use commercial/residential projects has been increasing. If the existing proportion of residential units in commercial zones remains constant, it is anticipated that between 270 and 328 additional residential units could be expected to be developed in commercial zones. Second, our zoning ordinance provides for a 20 percent density bonus for development on properties greater than 90 feet wide in the R-1250, R-1650 and R-2250 zones. These zones are located primarily in the central portion of the community and along major transportation arterials. Therefore, this lot consolidation ordinance permits the development of increased density

EXHIBIT 5-2 RESIDENTIAL DEVELOPMENT IN COMMERCIAL ZONES

Zone	Acreage	Existing Dwellings
C1 - Neighborhood Comml.	67.3	349
C2 - Community Comml.	135.1	455
C3 - Comml. Service	337	1,857
CBD - Central Bus. Dist.	134.1	226
CR - Comml. Retail	13.2	5
CPD - Comml. Planned Dev.	7.1	30
CE - Comml. Equestrian Services	5.4	0
Total	699.2	2,922

Source: Planning Division GIS.

along major transportation corridors. This provision was also intended to promote large development that can theoretically offer more amenities and outdoor space. The R-1250 zone, therefore, permits, by right, development at 1 unit per 1,000 square feet of lot area (43.5 units per acre) on qualifying projects, instead of 1 unit per 1,250 square feet of lot area ordinarily. Finally, in addition to the lot width density bonus, the City proactively encourages the use of density bonuses for affordable and senior housing projects as provided under State law. The City has been active in utilizing the density bonus program for our affordable housing projects and, in fact, affordable project have represented a substantial amount of recent construction in the City.

REDEVELOPMENT AREAS

Additional residential development could occur in both the Central Glendale Redevelopment Project Area and the San Fernando Road Corridor Project Area. Residential use is permitted within these projects areas in certain zones subject to specific development standards. Residential uses are permitted as a mixed-use component of commercial projects and conditionally permitted as individual projects in commercial areas. New development standards and possible zone changes as discussed elsewhere in this Element could expand the potential for this kind of development. The Greater Downtown Strategic Plan proposes that Commercial/Residential areas be located in the central part of the Central Glendale Redevelopment Project Area.

Past redevelopment activities have resulted in the conversion of some of the City's affordable housing stock. Pursuant to the Community Redevelopment Law, Part 1, Division 24, California Health and Safety Code, the Redevelopment Agency is required to assist all families and persons who are displaced from housing facilities in a project area. The Plan must either make the finding that adequate replacement housing is provided in the housing market or that new units be provided as replacement housing. Displaced tenants are also provided with financial relocation assistance. Although a considerable number of dwelling units were demolished at earlier stages of the Central Glendale redevelopment program as described in the previous revision of this Element, fewer units have been removed in recent times. A Land Use Zoning Implementation Study for the San Fernando Road Corridor Redevelopment Project Area is currently being prepared. The Study will evaluate the feasibility of residential development in the Project Area. There are currently few residences in the Project Area, therefore, there is little potential for significant impact on housing if the homes are lost as a result of revised land use policies.

Additional residential development could occur in the City's Central Glendale Redevelopment Project Area. The Redevelopment Plan permits residential development as an "alternative use" throughout the redevelopment project area. The Final Master Environmental Impact Report on the Greater Downtown Strategic Plan (1996) examined several project alternatives. The adopted alternative indicated that there would be a net increase of 284 dwelling units within the project area. Private market development could potentially generate additional housing in the Central Redevelopment Project Area. The City is currently examining the demand for housing in the Project Area and considering steps to facilitate such housing.

Both project areas generate set-aside funds which are used to provide housing as described elsewhere in this Element. Such funds can be used either in or outside the project areas.

SURPLUS LANDS

Another potential source for housing development in some cities is surplus governmental properties. While the City has purchased significant acreage of vacant land in the mountainous portions of Glendale, limited accessibility, environmental concerns and deed restrictions renders this land unsuitable for residential development. The City does not currently own any other lands which it considers surplus nor has the City identified any State or Federally controlled land which can be described as surplus and available for acquisi-

tion. No other governmental agencies have surplus sites available for housing within the City.

5.2 AVAILABILITY OF PUBLIC SERVICES AND FACILITIES

Public facilities sufficient to meet the needs of projected growth are available to facilitate development in both the vacant mountainous areas of the City and in the presently urbanized areas. While public facilities and services are already established in the City's urbanized areas, development in the City's hillside areas often require service extensions, contributing significantly to the costs of development.

Potential infrastructure constraints to new development are discussed in Chapter 6, Section 3 of this report. Most services, including electrical power, water, and sewer, are available to new development for the pro rata cost of providing services to the project.

Another area of concern is the strain higher density development places on the street system in the City's older neighborhoods. The width of many of these streets was established according to standards for single family neighborhoods from the early 1900's. Recycling of lower density units to higher densities may exacerbate traffic congestion and accessibility problems currently experienced in areas with undersized streets. However, traffic calming principles and efforts to promote neighborhood identity are often contrary to the widening of undersized streets. These issues need to be carefully considered during project development.

RESIDENTIAL DEVELOPMENT POTENTIAL COMPARED WITH GLENDALE'S HOUSING NEEDS

As indicated in Chapter 4, Section 6, the Regional Housing Needs Assessment (RHNA) prepared by SCAG identifies a future housing need for Glendale of 6,099 units to be developed during the planning period for this Housing Element (1998-2005). A total of 168 dwelling units have been constructed between January 1, 1998 and September 30, 1999. An additional 148 units, all affordable to very low income households, are under construction and will be completed between December 1999 and May 2000. This construction activity reduces the construction need to 5,783 dwelling units. Combining the residential development potential on vacant and underutilized lands, an estimated 6,860 - 9,680 additional units could be developed in the City. This would indicate that the City's General Plan and zoning provide for a residential development capacity adequate to accommodate the City's share of regional housing needs.

In terms of development opportunities for lower income households, over 65 percent of potential residential growth is allocated to higher density housing (Medium, Medium High and High Density Residential zones), which can be readily priced to meet the needs of the future 3,660 Very Low, Low, and Moderate Income households identified by SCAG as Glendale's future housing need. However, even at these higher densities, the high cost of land in Glendale precludes market-built affordable housing without financial incentives. The various affordable housing incentives proposed by the Housing Element are set forth in Chapter 2 of this document.

5.3 LOCAL EMPLOYMENT MARKET

As evaluated in Section 4 of this Housing Element, City residents are employed predominantly in the retail trade, manufacturing, finance, insurance, real estate, and health service industries. Employment growth in these areas accounts for over 50 percent of the City's current employment opportunities. Because a relative balance exists between the jobs performed by Glendale residents and the types of employment opportunities available in the City, Glendale focuses on attracting businesses and industries which maintain the urban character of the City.

Glendale has experienced a boom in commercial development in recent years which is projected to continue in the coming years. The Final Master Environmental Impact Report for the Greater Downtown Strategic Plan examined several commercial development alternatives. New development is expected to include an additional 3 to over 5 million square feet of new office space, from over 600,000 to 1.8 million square of new retail space, a 250-350 room hotel, and various public facilities in the redevelopment area alone.

The City is currently examining the development potential and mix of land uses in the San Fernando Road Corridor. This area has traditionally provided the City with a light-industrial jobs base, with commercial uses located along the San Fernando frontage. As the regional economy shifts to greater emphasis on service and entertainment-related jobs, the mix of land uses may need to be adjusted in the San Fernando Road Corridor. Some of the land may be in its highest and best use as industrial so that it can serve the quasi-manufacturing nature of the entertainment industry. However, the reevaluation of the Corridor turns out, it is likely to spark new development activity.

5.4 FINANCIAL RESOURCES AVAILABLE FOR HOUSING

A variety of financial resources are available to facilitate the purchase, rental, and rehabilitation of housing that is affordable.

REDEVELOPMENT SET-ASIDE FUNDS

Approximately \$3 million annually are available for increasing and improving affordable housing in the City of Glendale. These funds can be used to build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to very low, low and moderate income persons located both in and out of the agency boundary.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)

The City's 1998-1999 fiscal year funding through the HOME program was \$1,620,000. The HOME Program is administered by the U.S. Department of Housing and Urban Development (HUD). The HOME Program provides formula grants to states and local governments to fund projects that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to lower income persons.

HUD SECTION 8 PROGRAM

The Federal Section 8 Program provides rental subsidies for eligible tenant families. These subsidies are provided to project owners on behalf of families that are eligible low-income families at the time of their admission by the project owners to the program. Lower income families include those families whose annual incomes do not exceed 80 percent of the median income for the area in which the project is located, adjusted for family size, as determined by HUD at least annually.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

Funds available under Housing Opportunities for Persons with AIDS (HOPWA) are used to fund projects for low-income persons with HIV/AIDS and their families. As of 1995, four households in Glendale were receiving HOPWA Section 8 certificates from the AIDS Service Center. The Glendale Housing Authority coordinates with the AIDS Service Center to facilitate access to the HOPWA program for Glendale residents.

EMERGENCY SHELTER GRANT

The City receives funding through the federal Emergency Shelter Grant (ESG) program. In the 1999-2000 fiscal year, funding from the ESG program was \$142,000. The ESG provides formula funding to entitlement jurisdictions for a broad range of eligible activities. These activities include conversion, renovation, and rehabilitation of facilities; operation of facilities; delivery of essential services; and homelessness prevention. ESG funding facilitates the ability of service providers to expand available emergency shelter capacity in order to broaden the range of services available to clients. A wide variety of agencies and organizations may receive ESG funding to support delivery of services for clients who are either homeless or at risk of losing their permanent housing.

ESG-funded entities may be either shelter or nonshelter providers. Nonshelter facilities and services can include sponsored health care and substance abuse treatment centers, served meals, or counseling. Grantees, such as the City, are authorized to reallocate funds to either government or non-profit agencies that may deliver services directly. While States are required to distribute their entire allotment to local government, local governments receiving entitlement funds may distribute all or a portion of their ESG funds to nonprofit homeless provider organizations.

SUPPORTIVE HOUSING PROGRAM

The Supportive Housing Program (SHP) program is authorized by the Steward B. McKinney Act and administered by the U.S. Department of Housing and Urban Development. SHP funds are awarded annually on a competitive basis, with priority given to new programs or expansions which fill a gap in a local jurisdiction's continuum of care for the homeless and to the renewal of previously funded projects that have demonstrated effectiveness. There are a number of eligible activities: acquisitions and rehabilitation, real property leasing, transitional housing, permanent supportive housing and supportive services not attached to housing. Supportive services not attached to housing must, however, work to link homeless persons to housing. Agencies receiving funds must provide a dollar for dollar match for funding for acquisition and rehabilitation, and partial match for funds earmarked for the operation of housing. Funding for new programs is awarded for an initial period of up to three years, with the possibility of renewal.

SHELTER PLUS CARE

Also authorized by the Steward B. McKinney Act and administered by the U.S. Department of Housing and Urban

Development is the Shelter Plus Care (S+C) Program. Like SHP, S+C is awarded on a competitive basis. S+C provides 60 months of rental assistance to homeless individuals and families who are disabled, with an emphasis on persons who are disabled as a result of substance abuse and/or mental health issues, and HIV/AIDS. Participants are required to pay 30 percent of their income for rent and participate in ongoing case management and supportive services. HUD pays for the additional rental costs while the supportive service component is furnished by the local jurisdiction as a required dollar for dollar match.

COMMUNITY DEVELOPMENT BLOCK GRANT

Community Development Block Grant (CDBG) monies can be applied towards housing programs. Due to the other financial sources available to the City, CDBG funds are no longer used for housing.

5.5 OTHER GOVERNMENTAL AND NONPROFIT AGENCY RESOURCES

This section is intended to serve as a resource for governmental and nonprofit organizations when assistance or advice is needed on housing projects. These organizations can provide examples of projects/activities, expertise, and referrals to other sources of housing assistance.

1. SOUTHERN CALIFORNIA ASSOCIATION OF NON-PROFIT HOUSING (SCANPH)

SCANPH is an organization of nonprofit housing developers, local governments, housing authorities and other public agencies, financial institutions, social service providers, private businesses and individuals. This organization functions as a resource center and clearinghouse for southern California nonprofit housing developers.

Southern California Association of Non-Profit Housing
3345 Wilshire Boulevard, Suite 1000
Los Angeles, CA 90010
Telephone: (213) 480-1249
Fax: (213) 480-1788
E-Mail: hn1489@handsnet.org

2. CORPORATE FUND FOR HOUSING

The Corporate Fund for Housing is a regional nonprofit housing organization whose goal is to provide rental housing

and home ownership for moderate income employees near their place of work. The Fund depends on the participation of businesses and local and state governments that benefit from the additional housing. When available, federal assistance and foundation support is also used. The Fund's geographic area of operation includes Los Angeles County. Engaging in a wide variety of activities, the Fund sometimes acts as owner/builder of an affordable housing project, can assist non-profits in obtaining financing for their projects, and participates in joint ventures with for-profit developers using redevelopment areas or other property selected by a city.

Corporate Fund for Housing
c/o Southern California Association of Governments
818 W. 7th St., 12th Floor
Los Angeles, CA 90017-3455
(213) 236-1800

3. NATIONAL ECONOMIC DEVELOPMENT AND LAW CENTER

The National Economic Development and Law Center is a public-interest law and planning center. It provides a wide range of technical assistance to community-based organizations and assists government agencies with policy analysis and development of programs supporting community economic development. The Law Center helps community groups develop low and moderate income housing by assisting with feasibility analysis and financial packaging and preparing legal documents for a variety of housing structures, including limited equity cooperatives, limited partnerships, and joint ventures.

National Economic Development and Law Center
2201 Broadway, Ste. 815
Oakland, CA 94612
(510) 251-2600
www.nedlc.org

4. NEIGHBORHOOD REINVESTMENT CORP.

The Neighborhood Reinvestment Corp. is a national organization created to foster community revitalization, home ownership, preservation of affordable housing, and promotion of lending to underserved portions of the community. The national organization supports a network of local NeighborWorks organizations to pursue these goals.

Pacific District Office:
Neighborhood Reinvestment Corp.
827 Broadway, Suite 200
Oakland, CA 94607-4015
(510) 273-4074

5.6 ENERGY CONSERVATION

ENERGY/WATER EFFICIENCY

As subsidies to various electric customer groups are eliminated, residential electric costs have risen. As regulations concerning the quality and treatment of water increase, water costs have also risen. These increases in utility costs reduce the affordability of housing, thus exacerbating the City's current shortage of affordable units. In addition to required compliance with the Building Code and Title 24 of the California Administrative Code relating to energy conservation, the City sets forth goals and policies which encourage the conservation of nonrenewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. Glendale also complies with Plumbing Code requirements that have incorporated many water conservation measures. Some conservation measures require a higher up-front cost, but result in net savings, over the life of the measures, from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through design incorporating energy conservation features. Energy conservation is, in effect, a resource to enhance the affordability of dwelling units.

GLAZING

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

LANDSCAPING

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect

heating from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south- and west-facing sides of buildings can buffer the heating effects of direct sun light in summer, while allowing winter sun light to warm the building. The use of native or low-water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Timeclocks with multiple stations can offer options for varying water needs.

BUILDING DESIGN

There are several variables in the design of a residential building that can affect the energy efficiency of the structure. The building orientation, placement and specification of windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of over-head structures such as eaves, arbors and roof overhangs can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

Additional techniques for building design include the use of light colors for exterior paint to reflect heat away from the building. Interior use of light colors for interior design reduces lighting needs.

COOLING/HEATING SYSTEMS

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of natural gas or electricity. Additional energy consumption can be reduced with the use of flow restrictors on all hot water faucets and showerheads.

WEATHERIZATION TECHNIQUES

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning

up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfort benefits include noise and dust reduction.

EFFICIENT USE OF APPLIANCES

Most households contain a variety of appliances. Regardless of the types present, appliances can be used in ways which increase their energy efficiency. Eliminating unnecessary appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum. New appliance purchases of all major energy appliances should be made on the basis of efficiency ratings. Each major appliance now carries an Energy Guide Label that indicates its average annual energy usage. The label also compares that model's usage to other models of the same size. In addition, there are many state and federal sanctioned websites with information regarding the most efficient appliances available on the market.

EFFICIENT USE OF LIGHTING

Costs of lighting a home can be reduced through purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

LOAD MANAGEMENT

The time of day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reducing use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.

Glendale Water & Power (GWP), as the municipally owned utility for Glendale, offers special Time-Of-Use rates for its customers to allow the customer to take advantage of lower costs during off-peak hours.

Various programs are available through GWP to assist residents and businesses in reducing their energy and water consumption. Some of these programs include low-income utility rate assistance and identification of efficiency measures for residential and commercial property. GWP personnel are also available to assist in energy efficient building design upon request.

Establishment and enforcement of energy and water conservation standards and continuing programs aimed at efficiency awareness are key factors in reducing energy and water consumption. Brochures regarding energy and water efficiency and the GWP's assistance programs are available by contacting the customer service office at (818) 548-3300 or at the office location at 141 N. Glendale Avenue, 2nd level, Glendale, CA 91206.



CONSTRAINTS ON HOUSING

There are several barriers which could limit new housing development in Glendale. These constraints, which relate to market, governmental, infrastructure, and environmental variables, are discussed below.

6.1 GOVERNMENTAL CONSTRAINTS

LAND USE CONTROLS/LAND USE COMPATIBILITY

The Land Use Element of the General Plan and corresponding zoning provide for a full range of residential types and densities dispersed throughout the City. Densities range from 1-3 units per acre in Low Density/Restricted Residential areas to 27-35 units per acre in areas designated for High Density Residential. As indicated in Exhibit 5-1, an estimated 6,860-9,680 new residential dwelling units could be developed in Glendale under build-out of the Land Use Element. The Southern California Association of Governments (SCAG) has estimated a future housing need of 6,099 units in the City during the planning period of January 1, 1998 to June 30, 2005. Therefore, land use controls do not constrain the production of housing.

SECOND UNIT PROHIBITION

Sections 65852.1, 65852.150 and 65852.2 of the Government Code provide that a city may issue a zoning variance, special use permit or conditional use permit for a second dwelling unit in a single family zone with certain limitations. In Glendale, many single family homes are already on properties zoned to allow more than one unit; guest houses are currently allowed by right in all single family zones in the City. Guesthouses and guest bedrooms have always been allowed in Glendale to accommodate elderly relatives or friends who need the support of a family environment. Homeowners who desire a second unit have the option to select such a property when they are deciding where to buy.

Although guest houses have been and continue to be allowed, the concept of second units tends to contradict the traditional view that single family zoning in the City is to provide an area where each family has its own distinctive property on which to conduct its affairs without sharing it with others. In 1996, the Glendale City Council examined the issue and enacted Ordinance No. 5120 prohibiting "second dwelling units...as referenced in the Government Code"

in all residential zones. In enacting this Ordinance, the City made several findings in support of the action. Many of the City's residential streets are in hillside areas and are too narrow, steep and curving to support additional dwellings. Many of these hillside residential areas are also subject to high fire danger and adding residences in these areas would compromise the safety of the neighborhood. Because of the steep terrain, adding residences to lots in these areas would require substantial amounts of grading that would create visual impacts, increased potential for earth slides/slumps, and removal of native oak and sycamore. Many streets in hillside residential areas have street lengths that exceed the standard in the Municipal Code; adding second units into such neighborhoods would expose additional people to an increased level of danger during an emergency situation. Many of the hillside neighborhoods are in fault hazard zones; adding residences would place more people and buildings at greater hazard during earthquakes. The City is deficient in many areas in schools, parks, sewer systems, etc. and cannot readily handle additional residences in these neighborhoods. The City experienced rapid housing and population growth in the 1980's, and allowing second units would undermine current efforts to manage that growth. If second units were allowed in the southern areas of the City, existing overcrowding and other negative quality of life factors would further deteriorate. Allowing second units could also increase the number of absentee landlords in the City which the City has determined is associated with the physical deterioration of residential properties.

The City places the following constraints on guest houses: 1) they must be in single-family zones; 2) they are limited to 500 square feet of floor area; 3) they cannot contain kitchen facilities; 4) they cannot be rented. The City has determined that these limitations are appropriate and although they represent a minor constraint on the characteristics of housing in the City, they do not constrain the number of second units which can be constructed. They also represent no significant constraint on the number of units in general in the City since data from Chapter 5 and Exhibit 5-1 in particular showed that there is ample development capacity in the City to meet our projected need. There is significant capacity available in multifamily zones since such zoning accounts for over 65 percent of the available housing capacity. A zoning variance procedure is available for processing of individual requests for second dwelling units.

FEES AND IMPROVEMENTS

Various fees and assessments are charged by the City and other agencies to cover the costs of processing permits and

providing services and facilities, such as utilities, schools, and infrastructure that are associated with building housing. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit which will be derived. These fees contribute to the cost of housing and may constrain the development of lower priced units.

The majority of the City is highly urbanized with most of its necessary infrastructure, such as streets, sewers, electrical and water facilities, already established. As a result, the cost of land improvements in these areas is generally less than in undeveloped suburban or rural areas of the City. Past fee surveys conducted by the City have indicated that Glendale's plan check and building permit fees for residential development are substantially lower (10-20 percent) than those of the Cities of Los Angeles, Burbank or Pasadena. Glendale's fees, therefore, do not appear to be unreasonable nor a significant constraint to development.

Exhibit 6-1 presents a list of typical development fees (as of August, 1999) which would be associated with a 45-unit, multifamily residential project on a one acre parcel. As this table illustrates, school fees (established by the State and which the City has no authority to amend) represent the largest single development fee, accounting for nearly 44 percent of the total. Other significant costs include sewer connections, electrical services, building permit fees, and plan checks and inspections. Of the fees listed in Exhibit 6-1, water improvements, sewer connections, and electrical services are assessed on a per unit basis. The total cost of development fees per unit is estimated to be \$3,421. No costs have been assumed for preparation of an environmental impact report (EIR) as residential projects on flat land parcels typically require a less-lengthy negative declaration pursuant to the California Environmental Quality Act.

Exhibit 6-2 provides a list of typical development fees (as of August, 1999) which would be associated with a 10-unit, single-family detached hillside residential project located on a five-acre parcel. As this table illustrates, the costs associated with preparing an EIR account for 29 percent of all development fees. Other significant costs incurred by development include school fees (11 percent), water improvements (14 percent), and building permit fees (7 percent). The City also requires that the developer install storm drains, but this cost does not appear in the table as the developer contracts a private registered civil engineer to develop plans and install a storm drain system. Other costs not listed in Exhibit 6-2 but for which the developer is still responsible include the instal-

lation of new water and sewer facilities. Development fees are estimated at \$35,000 per unit for a hillside project. If this same single-family project were in the flat lands and an EIR was not required, per unit development fees would be reduced to approximately \$20,000.

The City established a Building Cap Program in 1990 to address the rapid housing growth experienced during the 1980's. The primary purpose of the Building Cap Ordinance was to regulate the rate, distribution and quality of residential development in the City. The ordinance permitted 700 affordable housing units and 700 market rate units per year.

In 1993, the City Council amended the Building Cap Program to permit more flexibility in the administration of the program. By 1994 it became clear that the rate of growth for housing had diminished considerably. On May 24, 1994, the City Council repealed the Building Cap Ordinance. Presently there is no growth management regulation that provides a constraint on the development of housing.

BUILDING CODES AND ENFORCEMENT

The City of Glendale's building codes are based upon the State Uniform Building, Housing, Plumbing, Mechanical and Electrical Codes (with minor amendments). These codes are considered to be the minimum necessary to protect the public health, safety and welfare. The local enforcement of these codes does not add significantly to the cost of housing.

LOCAL PROCESSING AND PERMIT PROCEDURES

The evaluation and review process required by City procedures contributes to the cost of housing. The holding costs incurred by developers during this process are ultimately reflected in the unit's selling price.

The review process for discretionary projects in Glendale is governed by several separate decision-making bodies: City Council, Planning Commission, Design Review Board (DRB), Zoning Administrator and Environmental and Planning Board (EPB). Depending on the project, some or all of these groups may review a project. Exhibit 6-3 lists the ap-

EXHIBIT 6-1 SUMMARY OF DEVELOPMENT FEES FOR TYPICAL HIGH DENSITY RESIDENTIAL PROJECT

Type of Fee	Amount
Environmental and Planning Board	\$500
Design Review Board	\$675
School Fees	\$67,550
Street Improvement	\$5,000
Parkway Improvement	\$55
Water Improvements	\$10,000
Sewer Connection	\$19,304
Electrical Service Fee	\$20,000
Grading Permit Fee	\$2,895
Building Permit Fee	\$17,000
Plan Checks and Inspections	\$11,000
Total Development Fees (approximate)	\$153,979

Source: City of Glendale Planning, Public Works, and Public Service Departments, August 1999

a. Fees include \$300 deposit for excavation.

Note: Calculations are based on:

a. 45 units on 1 acre.

b. Average unit size of 900 square feet for multi-family units.

c. Four 1-bedroom, 35 2-bedroom and six 3-bedroom units.

d. Building valuation of \$3,000,000.

e. Three submittals to the Design Review Board.

f. Glendale School District school fee of \$1.93/square feet of residential development.

g. Street landscaping of one 24-inch box parkway tree every 40-50 feet.

h. No Use of Street fees are anticipated given the large size of the parcel, allowing equipment and materials to be stored onsite.

EXHIBIT 6-2 SUMMARY OF DEVELOPMENT FEES FOR TYPICAL LOW DENSITY RESIDENTIAL PROJECT

Type of Fee	Amount
Tentative Tract Map	\$8,000
Final Map Processing	\$660
Subdivision Sales Office Registration	\$250
Environmental and Planning Board	\$500
EIR Contract Preparation Fee	\$1,500
Environmental Impact Report	\$100,000
EIR Contract Administration	\$30,000
Design Review Board	\$2,250
School Fees	\$38,600
Street Improvement	\$50,000
Parkway Improvement	\$55
Use of Street Fees	\$1,500
Water Improvements	\$50,000
Sewer Connection	\$6,270
Electrical Service Fee	\$10,000
Grading Permit Fee	\$7,604
Building Permit Fee	\$26,000
Plan Checks and Inspections	\$17,000
Total Development Fees (approximate)	\$350,189

Source: City of Glendale Planning, Public Works, and Public Service Departments, August 1999

- a. The cost of an EIR remains approximately the same for hillside subdivisions of up to about 40 units.
b. Does not include costs of creating new water or sewer facilities for new subdivisions.

Note: Calculations are based on:

- a. 10 units on 5 hillside acres; 10,000 square foot lots
b. 1,900 square foot single family units.
c. Home valuation of \$450,000.
d. Glendale School District school fee of \$1.93/square foot for residential development.
e. Street landscaping of one 24-inch box parkway tree every 60 feet per lot.
f. Use of Street Fees based on fee of \$55/500 square feet of development for first day of construction, and \$20/500 square feet/day thereafter.

proximate time needed for different stages in the City's project review process.

Project processing begins with the submittal of plans to the City for appropriate review. Projects requiring discretionary review, such as a conditional use permit, variance, map, or design review, are submitted to the Permit Services Center. Plans may be submitted concurrently to the DRB and EPB for design and environmental review. However, pursuant to State law, a project that must be considered by both the DRB and EPB must complete environmental review prior to receiving final DRB approval. Average processing time for a residential project subject to only plan check, DRB, and EPB review is three months, with an added two months for those projects also subject to Planning Commission and City Council approval (e.g. subdivisions, change of zone, general plan amendment, etc.). Many residential projects are exempt from

the environmental process and only require consideration by the Design Review Board and the submittal of plans for plan review. The processing time for these types of projects is considerably less than the three month estimate for more complicated projects. While this review period compares favorably with other Southern California cities, a project's review time can be significantly lengthened if a project involves a hillside subdivision, variance or conditional use permit. In order to minimize project holding costs, Housing Element policies call for continued monitoring of departmental processing procedures to determine their impact on the ultimate cost of housing and to initiate appropriate changes to reduce costs.

Considerable effort has been expended by the City to establish a "one-stop" permit center in order to provide improved customer service and to expedite the permitting process. The

EXHIBIT 6-3 CITY OF GLENDALE TIME REQUIREMENTS FOR PROJECT PROCESSING

General Plan Amendment/Zone Change:

Maximum of four times annually. Public hearings at Planning Commission every three to four months if applications are received. Hearing dates are scheduled after application is submitted.

Subdivision/Parcel Map/Condominium Conversion:

Applications and fees must be submitted 30 days prior to Planning Commission Public Hearing. City Council hearings follow three weeks later.

Design Review Board:

Applications and fees must be submitted a minimum of 14 days prior to meeting date. Average time before attaining approval is approximately three to six weeks. Project processing time depends on the applicant's ability to expediently resubmit plans, if necessary, which take into consideration the DRB's revision comments.

Conditional Use Permits/Standards & Use Variances:

Applications and fees have no deadline, Zoning Administrator's hearing date is scheduled after complete application is submitted. Approximately six to eight weeks between submittal and public hearing. Zoning Administrator's decision follows soon as 2 weeks later.

Environmental & Planning Board:

Applications and fees must be submitted three to four weeks prior to meeting date. Applications may be submitted concurrently with any other applications (e.g. a variance, conditional use permit, etc.) If the project receives a Negative Declaration, the process takes approximately four to six weeks to complete if no other applications are being processed. If the Board deems an Environmental Impact Report necessary, the process lasts between 9 to 12 months.

Plan Check Review:

Plans must be submitted to the Building Section. Fees assessed on the valuation of a project. Plans to be reviewed by the Zoning, Engineering, and Building Sections. Approximately four weeks before plans are returned to the applicant.

Source: City of Glendale Planning Division and Building and Safety Section of Public Works Division

City has also established an express plan check process where plan check is performed on an overtime basis, at the applicant's request and expense, to decrease the duration of plan check while maintaining a timely plan check schedule for all the other projects submitted to the City.

The Planning Division has recently reviewed and amended its procedures regarding the processing of subdivisions and other development applications. The City presently provides an administrative procedure for the conversion of stock cooperatives to condominiums and allows the Planning Commission to approve (subject to appeal) all condominium

projects. More complex subdivisions are still required to be considered by the City Council. An administrative exception process has been established and greater administrative discretion has been given to staff in the administration of the design review process. Furthermore, recent changes to the California Environmental Quality Act (CEQA) guidelines have further streamlined the processing of minor projects in urban areas. These amended procedures have decreased the processing time for many development applications. In addition, the Planning Division conducts a yearly review to ensure that our fees are appropriate.

Parkland

Pursuant to the Quimby Act (Section 66477 Government Code), "...the legislative body of a city or county may, by ordinance, require the dedication of land or impose a requirement of the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a tentative map or parcel map," subject to certain conditions. Though authorized to do so, the City of Glendale has not adopted an ordinance to require dedication of land or in lieu fees for parks and/ or recreational purposes. As such, there are no improvement requirements for parklands that would constrain the development of housing.

REGULATORY CONCESSIONS THAT REMOVE OR REDUCE GOVERNMENTAL CONSTRAINTS

Density Bonuses

All multiple dwelling zones other than the R-3050 (Moderate Density) zone in the City allow a 25 percent density bonus when a property is 90 feet wide or more. Thus the density of property in the R-2250 Zone can be increased from 19.3 units per acre to 24.2 units per acre, the density of property in the R-1650 Zone can be increased from 26.4 units per acre to 33.0 units per acre and the density of property in the R-1250 zone can be increased from 34.8 units per acre to 43.5 units per acre by combining smaller lots in larger more efficient sites.

In addition to the residential zones, the CBD (Central Business District) Zone in the downtown core allows the same density and density bonus as the R-1250 Zone. So do the C1, C2, C3 and M/C Zones except that a conditional use permit is required for residential use at the ground floor level. The CR (Commercial Retail) Zone in downtown Montrose

is the same except that residential use is prohibited at the ground floor level.

Under the provisions of Section 65915 of the California Government Code, when a developer agrees to provide 20 percent of the total number of units for "lower income households", or 10 percent of the total number of units for "very low income households", or 50 percent of the total number of units for "elderly residents", the City is required to grant certain specified concessions to the developer. One of these concessions may be a density bonus of at least 25 percent over the otherwise maximum allowable number of units. Thus for example, if the property is 90 feet wide or greater, the allowable minimum density will be 125 percent times 125 percent of the basic allowed number of units. Therefore, the City would be required to allow a resultant density in the R-1250 zone of at least 54.4 dwelling units per acre or one unit for each 800 square feet of lot area or allow other financial concessions of equal or greater value. The photograph shows a project that relied on a density bonus.

6.2 ENVIRONMENTAL CONSTRAINTS

Portions of Glendale are exposed to a variety of environmental hazards and contain resources which may constrain the development of lower-priced residential units. Although these constraints are primarily related to hazards, the conservation of the City's natural resources can also present challenges to housing development.

HAZARD-RELATED ENVIRONMENTAL CONSTRAINTS

Hillside/Slope

The topography in the mountainous portions of Glendale serve as a constraint to residential development. Slopes in these areas often exceed 60 percent grade, and development necessitates extreme terrain modifications which significantly add to the cost of development. Allowable development densities and standards are governed by the Slope Density Formula outlined in the City's Zoning and Subdivision Ordinance.

Fire Hazards

The presence of naturally-occurring shrub-dominated vegetation (i.e. chaparral and coastal sage scrub) in the City's hillsides results in high and extreme fire risks. In order to reduce the risk, new development must comply with applicable City requirements for fuel modification zones, good site design principals and other fire prevention activities.



Density bonus project.

Flooding/Mudflows

While the Federal Emergency Management Agency (FEMA) has not identified any areas within the City of Glendale exposed to 100 year floods, older subdivisions may be exposed to mudflow hazards associated with heavy rain events. In hillside subdivisions, large-scale fires can remove a significant amount of native vegetation which decreases a hillside's water-holding capability and increases the chance for erosion. In an effort to protect new hillside development from potential mudflow hazards, the City's Engineering Section examines the engineering and grading standards of all subdivisions. Techniques employed to protect homes from mudflows include providing debris dams and channels which redirect the flow of mud away from homes.

Seismic Hazards

Like the entire Southern California region, the City of Glendale is located within a seismically active area. The primary seismic activity in the City is generated by movement of the San Andreas, Sierra Madre, and Raymond Hill faults. Of these three, the Sierra Madre is the only one located within the City's boundaries. The San Andreas poses a threat on a more regional level, located approximately 25 miles north-east of the Verdugo Mountains. The City prohibits construction directly atop or astride the Sierra Madre fault, and the Verdugo and Sycamore Canyon faults which are recognized by the City as potentially active.

On March 25, 1999, the State of California Division of Mines and Geology released maps covering the Glendale area that identified hazards from seismically-induced landslides and liquefaction. In the future, larger residential projects within the hazard zones would require special geotechnical review before issuance of development permits. Construction is not prohibited in these zones, but stricter building standards may be required as part of the project geotechnical review. Further recommendations and land use restrictions are described in the Seismic Safety Element.

NATURAL RESOURCE CONSTRAINTS

In addition to the environmental constraints associated with hazards, such as flooding and seismic activity, protection of the City's natural resources also presents constraints to new housing development. The Environmental and Planning Board reviews new development to ensure that the environment is protected and that projects are revised or mitigation measures imposed where necessary. The City is especially concerned with the protection of sensitive areas, such as ridge-



Hillside residences in Glendale.

lines, blue-line streams, riparian habitats or stands of native oaks and sycamores. Development standards are more stringent in these sensitive areas to minimize potentially adverse impacts to natural resources.

Ridgelines

Ordinances adopted to protect the scenic resource value of primary and secondary ridgelines apply to tentative tract and parcel maps, building plans, and grading plans. The geographic areas that are affected by these ordinances include the San Gabriel Mountains, San Rafael Hills and the Verdugo Mountains.

Blue-Line Streams

The City of Glendale has included the preservation of blue-line streams (defined as any natural stream course mapped with a blue-line pattern on the most recently published U.S. Geological Survey 7.5 minute series topographic map) in its Municipal Code. This impacts tentative tract and parcel maps, building plans and grading plans for any property with blue-line streams within its boundaries.

Indigenous Trees

The indigenous tree ordinance protects native tree species including oak, sycamore and bay trees above a certain size. This ordinance prevents these indigenous trees from being cut down, removed or moved without the City's review and issuance of a permit.

6.3 INFRASTRUCTURE CONSTRAINTS

Adequate infrastructure and public services are necessary to accommodate future residential development. The deficiencies that presently exist as well as those projected in the fu-

ture are primarily a result of recent growth and development pressures within the City, although increased consumption by existing customers is also a factor. The following sections discuss the availability of electrical, water, sewer, street, and educational services to accommodate additional growth in Glendale.

ELECTRICAL POWER

The City of Glendale currently supplies its own electrical power. This power is provided from two major sources: a generating plant owned and operated by the City and contractual agreements with approximately 15 private power sources outside the City. At the present time, the total capacity of the system is 500 Megawatts (MW). Of this total, the Glendale plant provides a maximum of 223 MW. Although 85 percent of the City's users are residential customers, they consume only 34.6 percent of all electrical power.

Electricity generated by the Glendale plant and outside sources is distributed to 13 substations throughout the City. To meet increased demand in some areas, the City alters the service area boundaries of substations to balance out the demand and capacity to suitable levels. This practice makes for efficient utilization of equipment and capacity. Where additional substation capacity is needed, additional equipment may be installed in an existing substation. Newly installed capacity may be used to provide relief to immediate surrounding areas or to other substation service areas.

At the present time, the neighborhoods comprising La Crescenta/Montrose have been identified for upgrades. Additional capacity installed at the Montrose substation will relieve the area served by the New York substation. Substation capacity additions are planned and budgeted for the Western and Rossmoyne substations. These substation capacity improvements will enable the City to continue to provide efficient, reliable service for a considerable period of time.

In addition to the constraints of providing additional capacity to relieve overburdened substations, another potential constraint to development is the requirement that all new construction provide underground rather than overhead electrical service. This method of distribution is more reliable and more aesthetically pleasing. If underground substructure connections are not available, the developer pays the cost of installing the substructures. In all cases the developer pays the cost for installing the electrical cables and transformers necessary for the project.

At this time, existing and planned substation capacity is adequate to serve all anticipated development.

WATER

A majority of the water used in the City (85 percent) is obtained from the Metropolitan Water District (MWD), with a lesser amount (15 percent) water being extracted from local ground and recycled water sources. MWD supplies are obtained from the Colorado River and from northern California. Recently the City completed construction of an extensive recycled water distribution system to deliver treated wastewater from the Los Angeles Glendale Water Reclamation Plant for landscape irrigation at cemeteries, golf courses, schools, parks and freeway medians. The City also plans for early operation of the Glendale Water Treatment Plant that will treat ground water contaminated in the past by industry. With operation of the treatment plant, it is expected that only 60 percent of the water used in the City will come from the MWD while 40 percent will come from local ground and recycled water resources.

The City continues to upgrade its water distribution system by adding new water mains, pumping plants and reservoir facilities. Major emphasis over the past few years has been given to water quality improvements to meet federal and state drinking water regulations.

SEWERS

The City maintains a system of sanitary sewers within the City limits. The sewage system is in good condition and functions normally. In order to meet demands of new development, the City requires the developer to install new sewer pipes to serve the development and connect to the City's system.

A portion of the wastewater generated in the City is treated at the Los Angeles/Glendale Water Reclamation Plant. Reclaimed water from this facility is used by both the City of Glendale and the City of Los Angeles. The reclamation plant has a capacity of 20 million gallons per day (mgd). The sludge that is generated from the reclamation process is put into the North Outfall Sewer and conveyed to the Hyperion Treatment Plant in El Segundo. This plant currently meets State and Federal standards for sludge disposal. Glendale owns 29 mgd capacity at the Hyperion plant and currently uses approximately 17 mgd, which is approximately 60 percent of its purchased capacity. As such, it is anticipated that existing sewage capacity will be adequate to accommodate future growth in Glendale.



STREETS

Many streets in the western and southern portions of the City are insufficiently wide. Many of these streets were designed to the standards prevalent in the early 1900's, largely accommodating single-family neighborhoods. Today, many of these streets are located in areas now zoned for higher density residential development. Where streets are 32 feet or less in width and where parking is permitted on both sides, the remaining roadway is difficult for travel in both directions, thus limiting accessibility to certain areas of the City and contributing to traffic congestion. The City's Circulation Element of the General Plan (1998) calls for the widening of these streets to 36 feet or the consideration of implementing parking restrictions. In an effort to ensure the development of safe and accessible travel in areas of residential growth, the City's Planning and Traffic Engineering Divisions review all large-scale projects on a case by case basis and require mitigation measures to limit traffic generation as needed.

EDUCATION

According to the Glendale Unified School District, increases in the number of families with school-aged children in Glendale have resulted in significant overcrowding in schools located in the southern and western portions of the City. Schools which had been closed in northern Glendale are reopening to accommodate the need for school facilities. A review of existing and projected school enrollment figures for the 24 schools in the City that are in the School District illustrates the actual magnitude of school overcrowding. Of the District's 17 elementary schools in the City, seven are over capacity and five are at capacity. Two more are at 90 percent or more of their capacity. Three of the four junior high schools currently are below capacity, however, three of the high schools are operating over capacity and the fourth (a reopened school) may be at capacity when all grades are operating by the fall semester of 2000. In light of the significant number of families moving into Glendale with school-aged children, combined with the large number of public schools operating in excess of or near their capacity, the construction of new classroom facilities will be necessary to mitigate additional school overcrowding.

As permitted under AB 2926, the Glendale School District levies developer fees on new construction at a rate of \$1.93 per square foot for residential development. A developer fee of \$0.31 per square foot of covered or enclosed space is also charged for new commercial or industrial construction. Other sources of funding for school construction are local general

obligation bonds as described above and the State Bond Fund. Certificates of Participation, which have been used in the past as a funding source, are being phased out. A bond measure was also approved recently by the citizens of Glendale. Even with these varied funding sources, the School District does not believe that there will be sufficient funds to adequately address the needs generated by the predicted population increase in the City. Future funding sources could include an increase in developer fees or the passage of additional bond issues.

6.4 MARKET CONSTRAINTS

The high cost of renting or buying adequate housing is the primary ongoing constraint to providing adequate housing in the City of Glendale. High development costs, land costs and financing constraints contribute to reduce the availability of affordable housing.

LAND COSTS

Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. The limited supply of developable vacant land in Glendale has accounted for a steady increase in raw land costs. Residential land in the developed areas of Glendale cost an average of \$35 - \$45 per square foot in 1998. Hillside properties usually require the purchase of large parcels of land which include steeply sloped, undevelopable areas, increasing the eventual per unit cost of the land. It is difficult to estimate an average range of costs of unsubdivided hillside land since a great number of variables affect the price, including, but not limited to, accessibility and needed public improvements.

DEVELOPMENT COSTS

Construction costs can comprise up to 50 percent of the sales price of a home. In Glendale, the high value of land means that land represents a large proportion of overall housing costs relative to construction costs. Construction costs for wood frame, single-family construction of average to good quality range from \$50 to \$100 per square foot while custom homes and units with extra amenities run somewhat higher in cost. Costs for wood frame, multifamily construction average around \$60 per square foot, exclusive of parking. Labor cost, which is calculated as part of the overall construction cost, constitutes an estimated 17 percent of the cost of building a single-family dwelling.

Developer profits generally comprise 10-20 percent of the selling price of single-family homes and slightly lower for

condominiums. However, in communities like Glendale where the market demand for housing is high in comparison to the available housing supply, developers are generally able to command higher prices and realize greater margins of profit.

FINANCING

Since 1991, the real estate market has declined, although more recently it appears to have rebounded. Interest rates have become considerably more favorable. The interest rate decline has encouraged and enabled more people to purchase homes. Lending institutions have also lowered the down payment requirements, further facilitating home ownership.

The median sales price of a two-bedroom single-family home in Glendale in 1998 was \$341,700. With a 20 percent down payment, a \$273,360 mortgage amortized over 30 years at an interest rate of 7.25 percent would result in monthly house payments of \$1,864.80. Similar to many Southern California communities, the level of payment required to purchase the median priced home in Glendale eliminates many very low, low and moderate income, first-time home buyers from the home purchasing market.



APPENDIX A: SERVICES PROVIDED TO THE HOMELESS

There are many services available to the homeless in Glendale, ranging from housing resources to non-housing resources such as food, clothing and social services. These services are provided through both the private and public sectors of the community.

SHELTER

Shelter is a basic human right. Recently cities have begun to address homelessness and provide shelter in various forms. Glendale began addressing homeless shelters in the early 1990s.

TEMPORARY SHELTERS

Until 1993 Glendale had no emergency shelter. The closest cold weather shelter was in Pasadena. Emergency shelter in Glendale was provided through local hotels and the YMCA. The City opened its first Winter Shelter Program in 1993. During the 1998-1999 season, over 600 unduplicated persons were served by the Winter Shelter.

In 1996 Glendale opened a new year-round emergency shelter called Project ACHIEVE. The shelter can serve up to 40

persons on any given night and is operated by the Institute for Urban Research and Development, a nonprofit corporation. Project ACHIEVE provides 60 days of shelter, food, case management and other services to homeless men, women and families. The goal of Project ACHIEVE is to determine the underlying causes of homelessness and to link clients with the appropriate next step, e.g., substance abuse recovery, family transitional housing, special needs transitional housing and in some cases, permanent housing.

The YWCA of Glendale operates a domestic violence shelter for women and children at a confidential location. The shelter can house 17 women and children for up to 45 days. While the primary emphasis is on safety, staff also provide in-depth counseling, and employment and housing assistance. Staff includes a program director, case manager, hotline operator and children's program director.

At present, both the Salvation Army and Catholic Charities Loaves and Fishes provide motel vouchers to homeless persons for whom a stay in emergency shelter is not appropriate. These vouchers pay for a one to five night stay at local motels. The City estimates that it serves up to 2,000 persons in

the course of a year with these vouchers. Glendale Adventist Medical Center provides motel vouchers for 60 clients each year that are discharged from their hospital.

TRANSITIONAL HOUSING

Since 1990, the Salvation Army has been operating an 18-bed family transitional program with a 6-month stay. The program serves one or two parent families. In addition to case management, a full-time child care worker is available on-site.

The YWCA of Glendale's Hamilton Court, is a 48-bed transitional housing program for single mothers and their children with a focus on battered women. The project also accepts appropriate homeless families for whom domestic violence was not the precipitating cause of their homelessness. Families can stay at Hamilton Court for up to one year while they receive case management, counseling, and children's services. Child care is available through referrals and some loans or subsidies.

The YWCA has also opened a transitional housing program for single battered women. This program, serving 10 single women, provides case management, counseling and access to supportive services for up to 12 months.

Euclid Villa is a transitional housing program for 15 homeless families in Pasadena that is funded in part by the City of Glendale. Half of the 15 units in this project are reserved for referrals from Glendale agencies. An infant care center will also be provided on site. Six units are currently open and 9 more will open early in 2000.

A family transitional housing program in development will specialize in two-parent families and single male-headed households. The Institute for Urban Research and Development, operator of Project ACHIEVE and the Winter Shelter program, will operate this "scatter-site" project, which will serve 72 families over three years. Residents will receive case management and supportive services and they will be served by the child care coordinator/subsidy program sponsored by the YWCA. The supportive services are administered through the Los Angeles Homeless Services Authority. The program is scheduled to begin operation by early in 2000.

PERMANENT HOUSING

There is a significant long term need for additional low income housing, either through Section 8 voucher subsidies or

through established housing. The high cost of rentals in Glendale require many low income families to spend between 60-90 percent of their income for rent.

Glendale Family YMCA provides 83 rooms for single men which rent for approximately \$400 per month. There are 51 units for the developmentally disabled and 345 units for seniors. The 1993 CHAS Data Book indicates that there are 1,122 units that are affordable to persons defined as extremely low income (0-30 percent of County median income). Also, 36 units containing 108 beds throughout the City have been made affordable by the City's multifamily rehabilitation program.

Resources for permanent, supportive housing include Section 8 certificates. Homeless households with children are an established priority by the Housing Authority. Case management is provided by the sponsoring agency, and if eligible, families will enter the City's Family Self Sufficiency Program. Participants are encouraged to enhance their potential for self-sufficiency through education, job training and employment assistance.

The Section 8 Family Self-Sufficiency Program is in its sixth year and is operated by the City. In exchange for monthly rent subsidies, families participating in this program agree to pursue activities toward self-sufficiency including employment training and education. The program links families with employment resources, child care and transportation. As a family's income increases over the five year program period, the amount of reduction in rent subsidy is deposited in an escrow account which is turned over to the family when they complete the program.

The Glendale Housing Authority has received funding for 27 units of permanent supportive housing for disabled homeless individuals through the Shelter + Care program. Supportive services, including mental health, substance abuse, HIV/AIDS, and independent living skills for the physically disabled are being provided as leverage.

There are no assisted housing opportunities for homeless individuals with HIV or AIDS in Glendale. The AIDS Services Center, located in Pasadena, is the provider of Housing Opportunities for Persons With AIDS (HOPWA) federal assistance for the region and will accept referrals from Glendale. Currently, four households from Glendale are receiving HOPWA assistance from the AIDS Service Center. Homeless households with HIV/ AIDS also qualify for the Shelter + Care program.



The City is funding the new construction of the Orange Grove project, 24 units of permanent supportive housing for families. This project will consist of a mix of 2 and 3-bedroom units, and a resident services coordinator who will work with the residents. The project is scheduled to be completed early in 2000.

A Housing Placement Specialist has been funded to work with clients in the continuum of care to locate suitable, quality, affordable housing. This position works with clients early in their progress through the continuum to assess their permanent housing needs and to educate them about issues surrounding housing search, tenants rights, and being a good neighbor and tenant. The specialist also works closely with property owners and property management companies in the City to facilitate placement of clients in quality units. This position, sponsored by the Glendale Housing Authority, is responsible for the administration of the Shelter + Care units and began in Fall, 1999.

The most stable, permanent housing tenure, and the ultimate goal for some homeless households, is home ownership. The City of Glendale is committed to increasing home ownership in the community, particularly among very low, low, median and moderate income families. In 1997, the City's First Time Home Buyer Program issued \$835,530 in loans to new home buyers. Fifty-two of the 140 loans made (36 percent) were to very low or low income households. All homeless households that meet the programs income requirements would be eligible to apply for this program when they are ready for homeownership.

A number of social services beyond housing assistance are available to the homeless population of Glendale. Many of these services are administered by private, non-profit organizations.

SOCIAL SERVICES

The Glendale Services Center has been in operation since 1994 and is located at 437 Fernando Court. In addition to needs assessment, information and referral, the Center provides two full-time, general case managers through staff provided by The Salvation Army Glendale Corps and Catholic Charities of Los Angeles, Inc. and a range of supportive services. The Center is also the base of operations for the Street Outreach Team. Representatives of the major private and public agencies that provide services to homeless persons are part of the staff of the Center. These include the Los Angeles County Department of Public Social Services.

MEDICAL CARE

Homeless persons in Glendale obtain medical care through the emergency rooms of hospitals. Adventist Medical Center estimates that treatment is provided for between 180 and 250 homeless persons per year. The hospital provides about 60 motel vouchers per year to patients who are being discharge with no place to go. Homeless patients can also obtain clothing from the hospital's thrift shop and food from the hospital pantry.

Glendale Services Center offers a medical clinic on site twice a week. The clinic is staffed by a doctor from Glendale Adventist Hospital and nurses on rotation from three community hospitals. Glendale Adventist, Glendale Memorial and Verdugo Hills.

Medical care for indigent persons is also provided in the emergency room at Glendale Memorial Hospital. Sexually transmitted diseases are treated at the Glendale Health Center operated by the Los Angeles County Department of Health Services, while women's health services including family planning and reproductive health, are available from the Burbank Health Clinic.

MENTAL HEALTH CARE

Verdugo Mental Health Center (VMHC) is the contract provider of publicly funded mental health services in Glendale. At Verdugo's main facility, persons with severe mental illness receive services that include assessment, medications and long-term case management. Verdugo Mental Health also operates Arden House, a social "clubhouse" model outpatient program for mentally ill persons. A number of homeless persons use this program. The staff of Arden House provides services and referrals to these homeless persons as appropriate.

SUBSTANCE ABUSE

Alcohol and drug addiction are significant factors among the homeless population, either before they become homeless, or after they become homeless. Substance abuse services at the Glendale Services Center is sponsored by Verdugo Mental Health Center. A substance abuse counselor works with clients to establish sobriety through individual and group counseling. Although based at the Center, the substance abuse counselor provides services at the transitional housing programs throughout Glendale's continuum. This program also links clients to other substance abuse programs in the region, including residential programs. The community also has many Alcoholics Anonymous programs. And some of the hospitals have medically based sobriety clinics, which accept

EXHIBIT A-1 SOCIAL SERVICES AGENCIES WHICH PROVIDE HOMELESS SERVICES IN GLENDALE

Name	Description
Adult Recreation Center	Homeless seniors can receive a hot lunch at this facility, which is operated by the City's Department of Parks, Recreation and Community Services Division. This facility provides on-going case management and supportive services for both seniors and homeless seniors.
AIDS Project LA	This organization offers a wide array of services including case management, health care, nutrition, legal, counseling and transportation.
All Saints AIDS Service Center	This service center provides case management, health care, counseling, transportation and other support services. All Saints is also a regional HOPWA provider.
Catholic Charities, Loaves and Fishes Service Center	This service center provides vouchers to homeless persons seeking shelter for a 1-5 night stay at local motels. In addition, Catholic Charities provides boxed groceries to at-risk families every 60 days. Homeless individuals and families are provided with clothing vouchers by various social service providers, and can redeem them at thrift stores individually operated by Catholic Charities. This service also provides case management and homeless prevention to at-risk families as well as case management at the Glendale Services Center.
Glendale Adventist Medical Center	The Center provides medical care to the homeless. The motel voucher program offered by the Glendale Adventist Medical Center is limited to homeless patients who have been discharged from the hospital. Homeless individuals and families are provided with clothing vouchers by various social service providers, and can redeem them at thrift stores operated by Glendale Adventist.
Glendale Family YMCA	This organization provides 83 rooms to male patrons at a cost of \$20.90 nightly or \$409.20 monthly. There is no limit to the length of stay.
Glendale Memorial Hospital	The homeless can obtain medical care. The hospital refers AIDS and HIV patients to AIDS Project Los Angeles in Hollywood, and All Saints AIDS Service Center in Pasadena.
Glendale Services Center	Provides an entry point into Glendale's continuum of care, and coordinates the activities of service providers at a central location. These service providers assist the homeless and at-risk individuals and families with casework, information, and referrals.
Glendale YWCA	Operates a 17 bed, 45 day emergency shelter for single battered women. YWCA also operated a 48-bed transitional housing program for single mothers and their children and a 10-bed transitional housing program for single, female survivors of domestic violence. In addition, the YWCA offers case management,

EXHIBIT A-1 SOCIAL SERVICES AGENCIES WHICH PROVIDE HOMELESS SERVICES IN GLENDALE (CONTD.)

Name	Description
	a 24 hour domestic violence hot-line, both individual and group counseling, and welfare to work services.
Housing Authority of the City of Glendale	Provides HUD Section 8 Certificates to homeless families who have been accepted into the Homeless Section 8 Case Management Program. Families will receive ongoing case management from local social service providers, such as the Salvation Army Glendale Corps, and Catholic Charities-Loaves and Fishes. The Housing Authority also provides Shelter Plus Care units to disabled homeless households. The Housing Placement Specialist assists homeless households in obtaining and maintaining permanent housing.
Los Angeles County, Department of Public Social Services	This government agency provides Cal WORKS (welfare to work) services, Food Stamps, and medical services. General relief is offered to adult homeless based on need.
American Motel, Bell Motor Hotel, El Rio Motel, Savoy Motel, Mc Kenzie Motel, Maryland Hotel, Glen Capri Motel, Manhattan Motel, Glendale Motel	These facilities offer homeless individuals and families permanent and/or temporary accommodations at an average cost of \$33 nightly, \$170 weekly, and \$350-400 monthly. A total of 239 units between them.
Institute for Urban Research and Development	Operates the Winter Shelter Program and Project ACHIEVE, a 40-bed, year round shelter for the homeless which provides intensive case management. This organization also operates a "scatter-site" transitional housing program for homeless families.
The Salvation Army Glendale Corps	Provides vouchers to homeless persons seeking shelter for 1-5 night stay at local motels. The Nancy Painter Home provides single and two parent homeless families with transitional housing and intensive case management. The program will serve 4-5 families for up to 6 months. With the help of volunteers from eleven churches, the Salvation Army serves hot lunches six days per week, Monday-Saturday. This agency also provides boxed groceries to at-risk families every 60 days. Homeless individuals and families are provided with clothing vouchers by various social service providers, and can redeem them at thrift stores individually operated by the Salvation Army. The Salvation Army provides case management at the Glendale Services Center.
Verdugo Hills Hospital	Refers AIDS and HIV patients to AIDS Project Los Angeles in Hollywood, and All Saints AIDS Service Center in Pasadena.
Verdugo Mental Health Center, Positive Directions	Provides a drop-in center for self help. Has numerous alcoholics anonymous groups, personal counseling, mental health referrals, and case management.

private insurance. There is no live-in sobriety program that is accessible to the homeless, however, referrals for homeless clients with substance abuse problems include the following programs for residential drug treatment: The Salvation Army's Adult Rehabilitation Center, Grandview and Casa de Las Amigas in Pasadena, Latino Recovery in East Los Angeles, and the two County programs, Acton and Warm Springs.

For outpatient drug programs, clients are referred to Bridge Focus in Burbank and Positive Directions in Glendale. Positive Directions is one of five programs operated by Verdugo Mental Health Center in the City of Glendale. Positive Directions is a community center where at least 20 different recovery group meetings are held each week including meetings for drug and alcohol abusers and meetings for persons with other types of problems. Positive Directions also offers private substance abuse counseling for a sliding scale-fee. Glendale Memorial Hospital also provides outpatient recovery services through the Alpha Recovery Center. The Windsor Club in Glendale provides an opportunity for sober socialization and recreation. In addition to meetings, the Windsor Club provides activities such as billiards and dancing.

EMPLOYMENT ASSISTANCE

Employment services are offered at the Glendale Services Center through a Homeless Employment Counselor position affiliated with Verdugo Jobs Center. This position works with clients in the continuum of care to provide employment counseling through a series of workshops and one-on-one counseling. For some, the goal is to link them to WIA sponsored training programs offered at the nearby Verdugo Jobs Center. For others, the goal is direct placement in a job. The counselor does some job development and takes advantage of the job development services at the Verdugo Jobs Center, where the California Employment Development Department is also located.

The Glendale office of the California Employment Development Department (EDD) is a primary resource for employment referrals in Glendale and is located in the Verdugo Jobs Center. In addition to job placement, EDD gives workshops in job search, resume preparation and interviewing techniques. Also at the Verdugo Jobs Center is the Workforce Investment Act (WIA) program operated by the City of Glendale. The Job Training Partnership Act (JTPA) program provides referrals to job training programs and job placement. Employment training program resources in the Glendale area include Burbank Adult School and Glendale Community College's Adult Community Training Center which offers a job training program, has an adult literacy laboratory and a

program for job seekers who are over age 55. Resources for temporary employment in the Glendale area include London Temps, Pro Staff and Manpower.

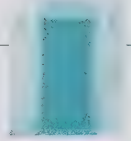
Mentally ill persons may now take advantage of specially designed supportive employment programs funded by the California Department of Rehabilitation. Pacific Clinics in Pasadena is the nearest provider of this program. Services available begin with the work adjustment program which helps participants assess their ability to work through a volunteer experience. Participants who feel capable of handling full or part time employment in a regular work setting are then placed in jobs paying the minimum wage or above. A job coach works with both the client and the employer on job adjustment. Clients may also attend job support groups at the clinic site. Once the initial job adjustment period is over, the client moves to long-term support which provides twice monthly meetings between job coach and client and once monthly meetings between job coach and employer. Arden House, a day rehabilitation program operated by VMHC in Glendale also offers assistance for employment training and placement.

CHILD CARE

According to the Child Care Resource Center, a state-funded regional agency that provides information and referrals for child care, the inventory of day care programs in Glendale is as follows: 6 infant care facilities; 9 school age facilities; 73 family day care providers; 33 private for-profit day care providers and 4 subsidized day care providers.

The four subsidized day care providers include the Glendale Unified School District, the Salvation Army Day School Program, the YWCA Child Care program, and the half-day Head Start program. For those parents in approved full time job training or education leading to a career through the California Work Opportunities and Responsibility to Kids (CalWORKS) program, the NET program, a child care subsidy which pays up to \$400 a month for preschool and up to \$600 a month for infant/toddlers and for after school care, is available through Los Angeles County Department of Public Social Services (DPSS). DPSS also pays for child care for up to 24 months after the parent begins full time work. Parents of children up to age 12 can use the child care subsidy to pay for care in any private or public day care center or family day care program.

For persons in the two family transitional housing projects located in Glendale and described above, child care is facilitated through a part-time coordinator, as well as loans and



subsidies through a program sponsored by the YWCA of Glendale and funded under the 1997 Supportive Housing Program (SHP). Euclid Villa, a transitional housing project located in Pasadena and partially funded by the City of Glendale, will provide on-site infant care.

To support the need for supervised, structured activity for older children, the YMCA has a variety of fee-based recreational programs for youth. The City also funds numerous youth programs including both youth employment and youth recreation programs.

HOMELESSNESS PREVENTION

In Glendale, there is a strong emphasis on preventing homelessness. Case managers at Catholic Charities' Loaves and Fishes program work with about 175 families a year. The Coalition recognizes that preventing homelessness is the most effective approach to these issues, in terms of both human and financial costs. Services are provided to these families to help with money management and access to needed resources to preserve their housing tenure. Homeless prevention services also include landlord-tenant mediation and specialized case management services to assist clients in working toward self sufficiency.

CASE MANAGEMENT

Case management services for the homeless and those at-risk are designed to assist clients in working towards self-sufficiency. These services include: 1) needs assessment and establishment of goals, 2) development of a mutually agreed upon plan of action and schedule of plan implementation and 3) tracking and following up of clients for a 12-month period to ensure continued progress toward goals.

In general, case management services for the homeless are provided by Catholic Charities' Loaves and Fishes and the Salvation Army at the Glendale Services Center. A minimal amount of homeless case management services are available to the frail elderly through the City's Senior Center and Los Angeles County Adult Protective Services. However, these services are not designed to serve the homeless. Case management services are needed for the mentally ill, substance abusers and the homeless at-risk.

OTHER SUPPORT SERVICES

Public benefits available to homeless persons in Los Angeles County include CalWORKS, General Relief and for the mentally ill, persons with AIDS and persons with other disabili-

ties, federal Supplemental Security Income and Disability Income. Families with children are also entitled to Medi-Cal, California's version of Medicaid while disabled persons are eligible for both Medicare and Medi-Cal. Staff from the Department of Public Social Services are on-site at the Glendale Services Center to assist homeless clients apply for benefits. Staff have received special training from the Social Security Administration in order to help homeless clients with SSI applications. Center staff can assist non-English speaking eligible clients in applying for benefits.

The Salvation Army and Catholic Charities' Loaves and Fishes program has a transportation grant which allows it to buy bus tokens and taxi vouchers to distribute to homeless persons as needed. Glendale has its own bus system, the Beeline, which provides transportation throughout the City for a 25 cent fare for the general public. Beeline tokens are available at the Glendale Services Center for no charge. Transfers are available to region-wide Metropolitan Transit Authority (MTA) buses for those who have longer trips to make.

Although timely provision of medical care and social services can prolong and enhance the lives of HIV-positive persons, many homeless persons with HIV do not know they are infected with the virus and may not know until they receive an AIDS diagnosis. Testing for HIV is available at the Glendale Services Center. Outreach workers and case managers at the Center will encourage all clients to take advantage of the testing. They will also provide the appropriate referrals and direct services when a positive diagnosis is made. Homeless persons in Glendale living with HIV/AIDS can obtain comprehensive case management services from the AIDS Service Center in the adjacent community of Pasadena. The AIDS Service Center provides adult case management, family and pediatrics case management, nurse case management, mental health services, benefits advocacy, transportation, food assistance, legal assistance and social supports such as "buddies" and clients activity groups. Outpatient medical care is provided at the three local hospitals in Glendale and at Los Angeles County/USC Medical Center and Olive View Medical Center. Transportation to these centers can be paid for with bus token and taxi vouchers provided by the Los Angeles County AIDS Program office.

A review of the service statistics of the Glendale YWCA and Catholic Charities led to the conclusion that 44 percent of adult females and children in homeless services programs in Glendale need domestic violence services. The Glendale YWCA operates a domestic violence hotline and provides emergency shelter to women and their families who are flee-

ing domestic violence. Last year the crisis shelter served 180 women and children. Half of the women were heads of households with children; the other half were individual women without children. Security is a principal issue in sheltering women fleeing domestic violence. Glendale YWCA's Domestic Violence program has an extensive outreach program to educate the public about its services and to inform Glendale's social service providers about the availability of domestic violence services. Training is also provided in recognizing the need for such services. The YWCA operates a 24-hour hotline that received 2,733 calls last year. It also has a drop-in center, community support groups and a legal clinic. Services are provided in three languages including English, Spanish and Armenian.

The Street Outreach Team began operation in 1997 by the Verdugo Mental Health Center. The initial goal of the street outreach team is to develop rapport with chronically homeless persons and to begin case management and the provision of emergency services (including mental health services) on the streets. The ultimate goal of the team is to link the chronically homeless to the continuum of care via the Glendale Services Center, where the team is based.

Veteran's outreach is a program sponsored by the LA Veteran's Initiative which began in October 1998. A full-time veteran's counselor and an intern are available to conduct outreach to veterans, to link veterans with the services available to them and to provide group and one-on-one counseling around veteran's issues. Larger programs for veterans are in Westwood, about 45 minutes from Glendale. At this location the Veterans Administrator operates a drop-in program, a supportive housing program run by the Salvation Army, a short-term substance abuse program and a veterans benefits office. Also located on the Veterans Administration campus is New Directions, a transitional housing program for veterans who are substance abusers. LA VETS operates the Westside Residence Hall, a 400-bed transitional housing program located near the LA Airport.

FEEDING THE HOMELESS

A hot lunch is served 6 days a week by the Lord's Kitchen at the Salvation Army, Social Services Auxiliary building, 801 South Central. The meals are cooked and served by eleven different church volunteer groups, which serve on a rotating basis. Food for Body and Soul provides a bar-b-que lunch every Sunday. Loaves and Fishes and the Salvation Army each operate a food pantry which helps families and individuals, as do several local churches. The Salvation Army

operates soup kitchen six days each week and Food for Body and Soul provides a hot meal on the seventh, as well as advocacy.

The Adventist Hospital social services also distributes U.S. Government surplus commodities, as well as other food to families that have been referred by the social service agencies. They assist approximately 40 families per month.

Many individual churches also provide assistance to homeless who seek assistance. The First United Methodist Church of Glendale provides pastoral assistance for the homeless who walk into the church. During 1992, the church had requests from 604 individuals who were homeless. The church provided a variety of services to them including food, bus tokens assistance for medical prescriptions, emergency lodging for families, grocery store coupons, and other miscellaneous aid, totalling over \$2,700.00. There are many other churches who provide similar assistance.

CLOTHING THE HOMELESS

Catholic Charities, Loaves and Fishes program operates a thrift store that offers used clothing for free to the homeless that come to the social services office for assistance. Nearly one hundred people a month utilize this service.

Glendale Adventist Hospital has an adjoining Thrift store which offers clothing to the homeless who have been screened and referred by local churches or agencies. As of the second quarter of 1999, they distributed \$4,842 in clothing to the homeless.

The Salvation Army Thrift store on Brand has a cooperating voucher system, that accepts vouchers for specific items of clothing, after a person has been referred by the Social Services Office at the Glendale Corps. This services is utilized approximately 360 days a year. The Salvation Army offers vouchers for showers at the YMCA. About 280 people a year come for the vouchers.

GLOSSARY

CalWORKS

California Work Opportunities and Responsibility to Kids. CalWORKs is California's new welfare program. It replaced the American Families with Dependent Children (AFDC) program as of January 1, 1998. CalWORKs provides money to people who have children under 19 years old. Eligible families receive cash aid, Medi-Cal and most of them receive Food Stamps. Most aided parents are required to participate in Welfare-To-Work unless exempted. When needed, CalWORKs participants can receive supportive services such as child care, mental health and substance abuse treatment, domestic violence, transportation and job/training help. This program is administered through the Los Angeles County Department of Public Social Services (DPSS).

CDBG

Community Development Block Grant. One of several Federal financial grant programs provided to qualifying jurisdictions. The objective of the grant is to develop viable urban communities, by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for person of low and moderate income. In Glendale, the funds are used for a variety of programs, such as summer youth programs, financial grants to assist the construction of non-profit facilities serving Glendale, and City park renovation.

CHAS

Comprehensive Housing Affordability Strategy, 1994-1998. A five-year housing development plan required by Federal law which must be submitted to the Federal Department of Housing and Urban Development. The purpose of the CHAS is to assess housing needs and develop a strategy to meet those needs. The plan must be approved by HUD in order for the City to qualify for Federal funding.

Consolidated Plan

Consolidated Plan and Strategy, Fiscal Years 1995-2000. The summary of the City's plan for the Community Development Block Grants, HOME Investment Partnerships, and Emergency Shelter Grant Programs. The Plan is required to be submitted to the Federal Department of Housing and Urban Development in order for the City to qualify for Federal funding.

DPSS

The Los Angeles County Department of Public Social Services. Provides financial and other services to eligible members of the public.

Dually Diagnosed

Persons suffering from both mental illness and substance abuse.

ESG

Emergency Shelter Grant. This federal program was created as the result of the Stewart B. McKinney Homeless Assistance Act of 1987. The purpose of the funding from these grants is to help improve the quality of emergency shelters and transitional housing for the homeless and to provide assistance for the creation, operation and provision of supportive services for homeless shelter facilities.

Extremely Low Income

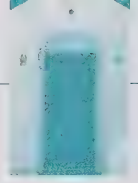
Defined by HUD as household income of up to 30 percent of the County Median Family Income.

HOPWA

Housing Opportunities for Persons With AIDS. The objective of this federal program is to provide states and local jurisdictions with the resources and incentives to

devise long-term comprehensive strategies for meeting the housing needs of persons with AIDS or related diseases and their families.

HOME	Home Investment Partnership Program. This federal program was the result of the National Affordable Housing Act, Title II, 1990. Funding from this program can be used by participating jurisdictions for housing rehabilitation, tenant-based rental assistance, home buyer assistance, and acquisition and construction of new housing.
HUD	United States Department of Housing and Urban Development.
JTPA	Job Training Partnership Act. A federal program providing employment and job training funds to be administered locally.
Low Income	Defined by HUD as household income of 50-80 percent of the County Median Family Income.
Median Family Income	The family income figure in a range of incomes such that half of the incomes are above the median and half are below.
Moderate Income	Defined by HUD as household income of 80-120 percent of the County Median Family Income.
RDA Set Aside	City of Glendale Redevelopment Agency Set Aside funds. Under State law, 20 percent of all redevelopment agency tax increment revenues are to be set aside for the development of housing.
RHNA	Regional Housing Needs Assessment. A list of numeric housing goals published by SCAG and which, under State law, the City must incorporate into the Housing Element.
SCAG	Southern California Association of Governments. SCAG is the local council of governments (COG) for the Los Angeles region and functions as a regional planning agency. The City of Glendale is a member of SCAG as well as the Arroyo-Verdugo sub-region of SCAG which currently consists of the jurisdictions of Burbank, Glendale and La Canada Flintridge.
Section 8	A section of the Housing Act of 1937 as amended. This federal program provides funding through HUD to aid low income families in the securing of decent, safe, and sanitary rental housing. Rental vouchers and certificates are provided to participating rental housing owners for eligible tenants in order that rent prices can be affordable to qualifying tenants. Housing assistance payments are typically the difference between the local payment standard and 30 percent of the tenant's adjusted income.
Section 202	A section of the Housing Act of 1959 (amended 1974) which authorizes HUD to provide funding of housing with supportive services for the elderly. The funds are to be used to finance the construction, rehabilitation or acquisition of housing for the purposes of providing supportive housing for seniors.



Section 811	A section of the National Affordable Housing Act which enables HUD to provide for supportive housing for persons with disabilities. Funding can be used for the construction, rehabilitation or acquisition of such housing facilities.
Section 221(d)	A section of the National Housing Act which enables HUD to provide mortgage insurance for multifamily properties consisting of SRO units. This funding insures lenders against loss of mortgages used to finance construction or rehabilitation to projects of 5 or more units which are primarily comprised of SRO units.
Shelter + Care	This program was a result of the Stewart B. McKinney Homeless Assistance Act of 1987. This program provides rental assistance, in connection with supportive services funded from sources other than this program, to homeless persons with disabilities (primarily chronic substance dependency, serious mental illness, and HIV/AIDS) and their families.
SHP	HUD Supportive Housing Program. This program was generated as a result of the Stewart B. McKinney Homeless Assistance Act of 1987. The objective of this program is to promote the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live independently.
SRO	Single room occupancy. SRO units are typically single-room dwellings, designed for the use of an individual, that often do not contain food preparation or sanitary facilities. Due to their small size, SRO units are typically less expensive to rent than regular apartments, so they often serve as the only affordable housing option for many low-income individuals and homeless persons.
Supportive Housing	Housing that also provides residents with social services that assist them in becoming self-sufficient. Services include case management, job and life skills training, and referral to additional services.
Upper Income	Defined by HUD as household income greater than 120 percent of the County Median Family Income.
Very Low Income	Defined by HUD as household income between 30 and 50 percent of the County Median Family Income.



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